

Minutes
Meeting of the Board of Directors
Chattahoochee Landing Homeowners' Association
July 5th, 2007

In attendance: Marcella Dew, Kadmiel Kumar, Greg Stewart, Mary Nappi, Brittany Vincente

Brittany called the meeting to order.

The Board of Directors reviewed the minutes from the June 7th meeting. Brittany noted a correction, that she had asked previous board members to forward her any documents they had, and the minutes were approved with the noted correction. Brittany has received the May 22nd minutes and will e-mail them to members of the board. They do not appear to be complete.

Brittany had contacted Mr. Rambeau, an attorney she had suggested using, but he has not returned her calls. She suggested looking into getting a different attorney. She contacted an insurance agent about our policy and is awaiting a quote.

Brittany said that a number of neighbors had asked her about getting any outside audit done, due to concerns about previous boards. Brittany suggested the board members vote on whether or not to have one. No vote was held. Kadmiel stated that outlining our expenses in the newsletter might meet neighbors desire to know how the money is handled. Mary suggested taking a vote at the upcoming community wide meeting. Greg reiterated that we did not have the necessary documents to perform a proper audit.

Brittany brought up the issue of the detention pond between the houses on Berwick Farm and the shopping center. The pond is so overgrown that the inlet is inaccessible and the drain is partially clogged. Brittany had gotten three quotes on the cost to clear out the pond. The first quote was for \$1950 a day. The second quote was for the 40 feet of pond behind one of the houses, removal of trees only, not trash, for \$1000. The third quote was for the same 40 feet, trees only, for \$2000.

Brittany estimated that the area that needs to be cleaned is 175 feet by 35 feet. She suggested hiring Gene Flathmann to clean the entire pond, trees and trash, for a flat price. She suggested offering him \$4000 dollars. We would also need to rent a dumpster, which would cost \$295 for the first week, plus \$10 a day, every day thereafter.

Greg noted that we do not own this pond. We do not pay taxes on this land, and we have never maintained it. He requested that we obtain a letter from the city explaining what the scope of the clean up needs to be, and why we are responsible. He said that the city had a history of causing the homeowners to spend money they were not required to spend, i.e. having us cut the berm and allowing the signs at the entrance to be destroyed. Greg wants a letter from the city, and then wants an attorney to review the letter. He also

noted that we need to consult an attorney about doing work on other people's property, as this land belongs to the individual homeowners in whose yards it is located.

Marcella asked if Brittany had discussed the project with the homeowners on whose land it would occur. Brittany confirmed that she had.

Next the board discussed the current landscaper, J. Miranda. Brittany wanted to ask Miranda for a quote on the cost of cutting the entire detention pond and the front. The board voted on firing J. Miranda, and all agreed to cut ties with this company and pay all outstanding fees. The board agreed to hire the company Greg had received the quote from for \$135 to cut the detention pond and entrance twice a month. Brittany wanted to the board to continue to cut the berm until we had resolved the issue with the city.

Kadmiel suggested we meet with city representatives and discuss cutting the berm and our responsibilities towards the detention pond closer to the entrance. Greg told the board that an attorney who previously worked with the board had discussed this issue with the city and the neighborhood had stopped cutting the berm.

Brittany stated that she will send Mr. McLemore a letter about the berm. She was concerned the neighborhood would incur fines for not cutting it. She also stated that the previous board had said that the entire neighborhood could vote to return the land to the city.

Kadmiel stated that we should send a letter to Mr. McLemore saying that we are a new board, the neighborhood does not own that land, and that we will not cut it. He felt that if we continued to cut the berm, we would weaken our position.

Next, the board discussed landscaping the entrance. Greg stated that we needed to get a plan drawn up by a landscaper and send it to the city. Mary asked who would be responsible for this, and Greg agreed to take on this task. He stated that he would set something up early the following week with, Jim Severs, the landscaper recommended to him by the Duluth's Merchants Association. Brittany told Greg that she would also like to meet with the landscaper.

Brittany told the board that we had a PO box: PO Box 3208, Duluth, GA 30096.

Greg stated that we needed stationery immediately in order to present ourselves professionally. Mary agreed to go to Kinkos that coming weekend to order stationery.

Kadmiel updated the board on securing a telephone number. Getting a number from Bellsouth would cost \$31.45 a month plus a one-time set up fee of \$30. Mary stated that she did not see a need for a telephone number. Kadmiel said that neighbors should have a way to reach the association. Greg stated that in order to be professional we should have a number that stays with the board regardless of who is on it. The board voted unanimously to get a Bellsouth number.

Brittany updated the board on status letters. Two more homeowners had paid delinquent dues, and another still owed \$25. She had also acquired back bank statements. She also brought up the Walmart planned for the corner of Peachtree Industrial Boulevard and Satellite. She said that a number of local subdivisions had formed a group to fight the Walmart, and they were asking for money. She said she would put the information about the group in newsletter. She said that a neighbor had approached her about starting a petition.

Brittany had gotten a list of the homeowners in the neighborhood as of 2006. She said that she could look on the county website to double check it. She said that she would e-mail Officer Sam a date to meet about C.O.P.S.

Kadmiel updated us on the website. He said that a company called Connecting Neighbor owned chattahoocheelanding.net. A real estate agent or the builder may have sponsored the site. Connecting Neighbor was going to research who the sponsor is. Connecting Neighbor said that we could use the site, which is already built, but would probably need to put a banner or advertisement on it for the sponsor.

Mary asked Brittany to e-mail out a copy of the newsletter so far. Greg agreed to write about the necessity of a HOA for the newsletter.

Greg updated us on the finances. He said the association currently receives three bills – the landscaper, attorney, and GA power. 17 houses were still past due on their dues. No second notices had been sent out.

Prior to the start of the meeting, Mary updated members on the light for the sign at the entrance. The electrician had looked at it and determined the bulb was blown. The fixtures currently in place overheat very easily. The electrician suggested we replace them. He replaced the blown light bulbs and the photocell on the sign, so that the lights wouldn't come on in the daytime anymore.

The board voted to have Gene Flathmann build a new fence and gate at the detention pond. They agreed to pay \$1000 for the job. Brittany stated that it would be completed within the week.

Marcella and Brittany agreed to walk through the neighborhood the following Sunday to look for covenant violations. Mary stated that she did not want to send out letters about covenant violations until we had at least completed the fence.

Greg asked the board for permission to buy 200 stamps. All agreed. He also mentioned that the Insurance Policy will expire in October, and we needed to determine what it covered. The current policy is with Nationwide. Kadmiel said that if he could get a copy of the plan, he knew someone who could look at it.

The board agreed to establish a regular meeting time. They agreed on the 2nd Thursday of each month at 7:00 pm. They said they would publish it in the newsletter and on the website.

Brittany asked Kadmiel if we would own chattahoocheelanding.net. Kadmiel said no, but we would have access to it. He felt that, if allowed, we should use it as it is well done, and the address is memorable.