

# ***Chattahoochee Landing HOA Board Meeting***

## ***Meeting Minutes***

May 7th, 2008

### **I. Call to order**

**Kim Belloni** called to order the meeting of the **Chattahoochee Landing HOA Board** at 7:00 on May 7th, 2008 at Ms. Paula Rayl's house.

### **II. Roll call**

The following persons were present: Kim Belloni, Michael Mitchum, and Paula Rayl. Mr. Bruce and Mrs. Harris were unable to attend.

### **III. Old Business**

Not applicable.

### **IV. New Business**

#### a) Meeting dates:

- Ms. Belloni asked that the regular Board meeting for the month of May be moved to the 18<sup>th</sup> instead of the 25<sup>th</sup> due to a schedule conflict.
- Ms. Belloni also asked that the Board reconsider the date discussed in a previous meeting to hold a neighborhood wide meeting. Ms. Belloni had reviewed the covenants and for the purpose of revising the covenants, residents were to be given 30 days notice. Therefore any changes made to the draft covenants and bylaws left pending by the 2007 Board would need to be made quickly so that 30 days notice could be provided. A proposed date of June 29<sup>th</sup> was discussed and the timeframe was agreed upon but the actual date was left as tentative until Mrs. Harris and Mr. Bruce's availability could be determined.

#### b) Meeting locations:

Locations for the neighborhood meeting were discussed with additional information to be provided for other locations at the next meeting.

- First Community Bank - they confirmed that they no longer offer meeting space.
- Bunten Road - \$50 since it would be a gathering of about 40 people (usually \$100) for setup and \$10 per hour for an attendant and a refundable deposit as well.
- Perimeter Church - \$75 for setup

#### c) Reviews of financial records and covenants and bylaws.

Ms. Belloni stated that in order to be ready for a June 29<sup>th</sup> meeting we would need two separate reviews conducted as soon as possible. The first review would be a financial review in order to assess the HOA's current financial position and to develop a 2008 budget for the remainder of the year. Mr. Mitchum and Ms. Belloni agreed to undertake this review. The second review, which Ms. Rayl agreed to lead was a review of the revisions to the covenants and by-laws. Given the volume of changes, the Board agreed that assistance from neighbors would be helpful. A list of approximately 20 neighbors was suggested and Ms. Rayl agreed to contact them to request their assistance. The Board agreed to parce out sections of the draft so that each participant would have a manageable amount to review. Ms. Rayl offered her house as the meeting location to orient the participants and the date for that meeting was set for the following Tuesday, May 13<sup>th</sup>.

The goals for this review and group would be to:

- compare and contrast the current covenants and by-laws with the revised ones noting where changes have been made.
- provide a recommendation for any suggested changes.
- prepare at a minimum the change to allow spending maintenance fund dollars on the median, the change to allow businesses to operate out of the neighborhood (with some restrictions noted), and to add a one week requirement for transfer of documentation to incoming Boards upon election.

d) Landscaping:

Ms. Rayl stated that she was continuing to speak with Miranda Landscaping to obtain a history of what we had been charged as our outstanding balance was in question. The 2007 Board had indicated that they had decided to discontinue the agreement with Miranda but had not communicated that to them. The following bids were obtained for maintenance of the detention pond only.

- Imagescapes – still pending
- Great Scapes (Alfred Bioust) - \$75 per cut every two weeks from May thru November.
- Chris Nantz - \$100 per cut every two weeks (same time frame as Great Scapes)

e) Adjournment: Ms. Belloni adjourned the meeting at 8:00 p.m..

Minutes submitted by: Ms. Belloni

Minutes approved by: Kim Belloni, Michael Mitchum, Paula Rayl