

**Chattahoochee Landing HOA
Community Meeting
June 29, 2008 – Bunten Road Park**

Agenda:

- Call to order
- Approval of minutes from previous Community Meeting
- Presentation of 2008 Budget
- Covenant & Bylaw Amendments
- Q&A
- Adjournment

The meeting was called to order at 5:10 p.m. by Kim Belloni. Fifteen homeowners were present, along with Board Members – Kim Belloni, Michael Mitchum, and Paula Rayl.

Minutes were presented from the previous community meeting held on March 30th. A motion was made by Ms. Susan Harland to accept the minutes as presented; Mr. Jeff Aven seconded. Vote taken, motion passed.

Mr. Michael Mitchum presented the 2008 proposed budget, as well as a review of the fiscal actions taken by the Board since it received the bank account in May. It was noted that \$1,675.00 of the \$1,800.00 retainer fee paid for an audit was recovered by the current Board. Mr. Mitchum and Ms. Belloni conducted a review of the 2007 and 2008 financial records and stated that they had found documentation that adequately represented the transactions that occurred during that time period. The \$6,300.00 payment for the clearing of the neighborhood's secondary retention pond, and \$4,000.00 paid to attorneys for Covenant/Bylaw amendments cannot be recovered. It was clarified that the secondary retention pond which sits on private property is the responsibility of those individual homeowners unlike the larger primary retention pond which is the responsibility of the HOA. However State Law regarding who maintains community retention ponds on private property is presently under review. Also mentioned were the late fees and returned check fees incurred by the previous Board. Mr. Mitchum noted the \$5,000.00 CD had matured, and had earned \$167.00 interest. The 2008 budget was then reviewed, with a question and answer period regarding the proposed expenses.

Homeowners were advised that the phone line service has been discontinued. Brief mention was made of yard maintenance, fences, weeds, plus any ideas for the front entrance given the current watering restrictions. Mr. Richard Laino shared his experience regarding hail damage to his roof and the steps he had taken to obtain an inspection and replacement.

Open discussion was held regarding the proposed amendments to the Covenants and Bylaws. The proposed amendments were explained by Ms. Belloni. However since the required number of households needed to vote the changes into passage (75% of all households = 91 homes) were not in attendance, a motion was made by Mr. Laino to allow the votes of those in attendance (and any proxies held) to be accepted, and the

voting left open for residents to mail in their votes, or for the Board to hold additional meetings until such time as the voting was sufficient to represent a 75% majority of the neighborhood. The motion was seconded by Mr. Joe Kreeger. Vote was taken, and passed. Also mentioned was the possibility of enhancing the website to allow voting online.

No other items were proposed for discussion.

A motion was made by Ms. Harland to adjourn the meeting which was seconded by Mr. Jeff Aven. Vote was passed.

Meeting adjourned.

Paula Rayl
For Jean Harris, Secretary
CLHOA