

Chattahoochee Landing HOA Board Meeting

Meeting Minutes

July 20th, 2008

I. Call to order

Kim Belloni called to order the meeting of the Chattahoochee Landing HOA Board at 7:00 on July 20th, 2008 at Mr. Michael Mitchum's house.

II. Roll call

The following board members were present:

Mrs. Kim Belloni, Mr. Michael Mitchum, and Mrs. Harris
Mr. Bill Green was also present.

III. Old Business

- No Soliciting Sign – Mrs. Harris stated that the sign had been repainted and that she had the sign and the concrete. Ms. Belloni agreed to call the utilities hotline and have the area marked. Mrs. Harris volunteered to coordinate the installation.
- Mr. Mitchum provided an update on the budget. There was discussion about how to most effectively balance the cost of legal fees incurred when dealing with liens on homes. There is some thought that it is not financially advantageous until multiple years are past due because of the legal expense required to collect. It was agreed that Mr. Mitchum would contact the Lueder firm to see if they have a standard letter that could be provided to residents informing them of the possibility of legal action prior to actually engaging in lien placement. If so, sending out such a letter would be the next step in attempting to obtain the late annual fees for the handful of homes remaining that have not paid 2008 fees.

IV. New Business

- A suggestion from a resident was submitted to the board regarding obtaining a neighborhood golf cart for the Board/ACC. Although there was some likelihood of having one donated, the Board voted not to pursue the idea due to the cost of insurance, gas, and a lack of storage space.
- Mrs. Belloni announced that Mr. Bruce had submitted his resignation due to additional responsibilities at work. Mrs. Belloni said she wanted to confirm Mr. Bruce's decision with him before accepting his resignation. Mrs. Harris volunteered to check with Mr. Bruce.
- Mrs. Belloni stated that Mrs. Jennifer DePace said she would be willing to serve on the Board pending confirmation of the vacancy left by Mr. Bruce.
- Mr. Mitchum indicated that homeowner files needed to be updated with a closing letter when homes were sold. Mr. Mitchum volunteered to handle these letters.

- Mrs. Belloni discussed updating the website to include approved shingle and paint colors. Mr. Green said he would attempt to find the original paint choices that have historically been approved.
- Additional discussion took place regarding consequences of alterations or modifications made without prior approval by the ACC. Mrs. Harris Jean said she would write a standard letter about what happens when changes are not pre-approved thru the ACC alerting homeowners about the possibility of having to undo or redo the work should there be complaints.
- Mr. Mitchum opened discussion about the votes for the amendments. Additional work is needed for these to pass. Mr. Mitchum volunteered to generate a list of people who have not turned in their ballots so that we can address them individually.
- Mr. Mitchum noted that there was a large amount of debris in the median that appeared to be coming from the landscapers of the commercial properties blowing cut grass, etc away from the street and into the median area. Mrs. Belloni said she would contact the City and ask about who owns the businesses out front so we could write a letter with our concerns.

Mr. Mitchum made a motion to adjourn the meeting and Mrs. Harris seconded.