

Chattahoochee Landing HOA  
Meeting Minutes  
February 8th, 2009  
5:00 p.m.

Type of Meeting: Regular Board Meeting

Meeting Facilitator: Kim Belloni

Invitees: Kim Belloni, Michael Mitchum, Jean Harris, Paula Rayl, Theresa Matthews

- I. Ms. Belloni called the meeting to order
- II. Roll call - Kim Belloni, Michael Mitchum, Jean Harris, Theresa Matthews were present.
- III. Minutes from the last meeting were reviewed and approved.
- IV. Open issues
  - a) Follow up with city about entrance issues: Ms. Belloni reported that after reviewing the HOA history files that she found letters indicating commercial ownership of the fence for two of the commercial properties in front of the neighborhood. She will reply to Ms. Hancel in Planning and show her these letters so the City can work with the commercial owners to maintain the fence.
  - b) Speeders: Ms. Belloni said that per the complaints received at the annual meeting, she asked Officer Spann of the Duluth PD to have police sit in the neighborhood and watch for speeders. Mr. Mitchum suggested the Board also notify the police that children had been observed playing in the commercial buffer. Ms. Belloni agreed to pass that information on to Officer Spann.
  - c) Next attempt at votes: Ms. Belloni opened the issue of the remaining votes needed to pass the amendments and how to address the shortage. Ms. Harris suggested friendlier looking labels so that neighborhood mailings look less like junk mail. Ms. Matthews offered to research stamp options. Ms. Belloni offered to send another e-mail and letter. Mr. Mitchum felt the first walk-around was not overly successful and preferred to exhaust all other measures first.
- V. New business
  - a) Voting on positions: A motion was made for the positions on the board to be held by the following individuals. This motion was seconded and unanimously approved.
    - Kim Belloni – President
    - Paula Rayl – Vice President
    - Michael Mitchum – Treasurer
    - Jean Harris – Secretary
    - Theresa Matthews – Additional Member
  - b) Letter about barking dog: Ms. Belloni said that she had been contacted by several neighbors complaining about a dog that had been left in its back yard and barked for

approximately 6-7 hours on 2/7/09. Ms. Belloni said that she would send the homeowner a letter regarding the barking. At least one resident had attempted to phone the police but was told that unless the owners were home, they would be unable to assist.

- c) Budget update: Mr. Mitchum provided an update on dues and the working budget. He put together a shell document with known expenses. He also said that 38 homes in the neighborhood had not paid their 2009 dues yet as well as 10 homes with multiple years past due. However, given our ending balance from 2008, it appears that we have enough in our account to at least cover our mandatory expenses for 2009. A second notice will be sent out in March.
- d) Filing: Ms. Belloni asked if the group would help with a filing day so that all of the old files could be placed in the filing cabinet that had been purchased in 2007 by the HOA. The group agreed.
- e) Learn how to file our own liens: Discussion was raised regarding the suggestion at the annual meeting to learn how to file our own liens. The board felt that with the minimal number of multiple year delinquencies in the neighborhood, and the fact that if residents move dues are received as part of closing costs, that we could wait one more year until we were in a position of having to make a decision of choosing to file our own liens or engage an attorney for that purpose.
- f) Follow up on small pond maintenance: Ms. Belloni raised the issue of the small pond that had been brought up at the annual meeting and asked if the board should follow up on its current state. All members agreed that this should be done and Ms. Belloni volunteered to draft a letter for review.
- g) May & September meetings: Ms. Belloni brought up the request from the annual meeting to have more community meetings. A date of April 26<sup>th</sup> was selected with a backup date of May 3<sup>rd</sup> in case of rain. Ms. Matthews will coordinate and Mr. Mitchum will check prices on hot dogs, hamburgers, and drinks in large quantities. The board agreed that HOA funds would not be used to purchase alcohol.
- h) Work day in the median: Ms. Harris requested that a work day be held to clean up the median and that it be announced in the February newsletter.
- i) Dumpsters: Ms. Harris also raised the issue of having dumpsters placed temporarily in the neighborhood to facilitate spring cleaning. Ms. Matthews thought there might be some county rules that we would need to abide by. Ms. Matthews agreed to research those and Mr. Mitchum agreed to research costs for the dumpsters.
- j) ACC presence at meetings: Ms. Harris asked that the ACC be invited at least quarterly to the Board meetings. All agreed.

VI. Adjournment: No further business issues were raised and the meeting was adjourned.