

# EDGELOW HOMEOWNER'S ASSOCIATION

## Board Meeting Minutes

Date: April 9, 2019

**a. CALL TO ORDER 7:30 PM – Meeting called to order by: President Hayley Bradt**

Title	Name	Present
President	Hayley Bradt	✓
Vice President	Jay DeSilva	✓
Treasurer	Melissa Wiggins	✓
Secretary	Laurie Dickson	✓
Architectural Control	Adam Sweitzer	X
House & Grounds	Justin Augustine	✓
Pool	Cara Barron	✓

**b. March 11, 2019:** Secretary, Laurie Dickson, read the minutes. The minutes were approved as read.

**c. Treasurer:**

1. Financials- Operating budget- \$271,960 Reserves- \$47,717 = \$319,677 total. We will be transferring 10% into reserves monthly. Should we move more than 10% in April? We will revisit at the next meeting if we want reserves moved monthly or annually.
2. The construction of the H-I pavilion will come from reserves & the operating budget.
3. Melissa will check with with CMA for reimbursement checks for Gardens Edge that have not been received.
4. The pool expenses were higher this month than last months. Melissa will follow up with Kiva to see how the contract for Nautix works.
5. Some homeowners' accounts have a credit. Melissa will contact CMA to see if they truly have overpaid or perhaps it was due to a tennis bill or something else. If a homeowner has indeed overpaid, they will be issued a refund.
6. Melissa will contact CMA to make sure delinquent notices have gone out.
7. Melissa will confer with CMA to see if the homeowners on a payment plan are indeed making their payments.
8. Late fees for 2016 and earlier were waived by a previous Board. Late fees have not been waived for 2017 & 2018. A letter will be sent to homeowners who still have outstanding late fees.

**d. Architectural Control Items:**

1. We have not received payment for the painted brick ACC violation. Hayley will contact the contractor again. In addition, she will ask our lawyers how much it will cost for them to send a certified letter to the contractor.
2. Letters are being sent out to the houses needing attention (paint, weeds, overgrowth, parking in street, etc.) and/or for violating the covenants.

**e. House and Grounds Items:**

1. There were no extra grounds expenses this month.
2. Gardens Edge gave a quote for the 5 bushes at H-I hit by the car. For the 5 Buford Nana Holly bushes, installation, & pine straw the quote is \$895.00. Hayley will pick up the police report and contact their insurance company to see how much they will give us.
3. A resident in Westchester Cove that backs up to the retention pond at H-III wants the erosion on his property filled in by our HHOA. Hayley spoke to Cobb Storm Water Management. The detention pond is supposed to be dry. The vertical pipe may be clogged. A service order has been placed with Cobb County to inspect their pipes. However, this issue would not have caused the erosion on this homeowner's property. Hayley was able to get a plat of the area.
4. On 4/8/19, the Board voted on and approved the reimbursement of \$350 to a H-V resident for pond chemicals.
5. On 4/8/19 the Board voted on and approved of the new roof & painting choices for H-V resident.

**f. Pool:**

1. Cara is in a holding pattern with Nautix due to the pavilion construction.

2. The phones aren't working and we can't figure out why. Since the phones are not working, the gate card system won't work. Hayley asked Cara to have Geri S. look into it since she is familiar with our phone system. Perhaps we should just have ATT come out and put in a new line and get rid of Windstream.

**g. Communications:**

1. Jay will look into getting student volunteers who need service hours to distribute the magnets. He will post on the Hedgerow Facebook page.
2. The H-III tennis court survey link is on the website.
3. The spring newsletter is on the Hedgerow website. Hayley mentioned that she liked the color on the newsletter and wants to know the price difference of black/white vs. color. Also, it was questioned why the newsletter was sent in large envelope with first class postage vs. folded in a business envelope. What was the cost?

**h. Capital Improvement:**

1. We are waiting to receive the quote for the pavilion from ABC. Once we receive the quote, we will decide if there is enough time to proceed in building the pavilion before the pool opens or hold off until September after the pool closes.

**i. Tennis:**

1. Cara received a quote of \$1,300 to rebuild the ramp for the women's bathroom. She will see if she can talk him down in price.
2. Hayley got a quote of \$1,400 from a tennis company to pressure wash the tennis courts. Cara got a quote of \$1,700 to pressure wash the courts, sidewalks, & walkway. This expense is not budgeted in the tennis budget, however the Board feels it is important to get the courts power washed before someone slips on the slime/sludge. We will revisit next Board meeting after getting more quotes.
3. Cara got a quote of \$450 to power wash and stain the H-I playground. H-V playground needs stained and the pavilion sealed. The Board decided to wait until January 2020 so it is in the budget. It was discussed that these items need to be a line item in the yearly budget every year.

**j. Other Business:**

1. People are using the garbage cans at H-I & H-III. Justin will look into getting signage for all the common areas and will send an email with sign suggestions/options. Cara will get quotes for the posts for the signs.
2. The Grill Competition is on May 4<sup>th</sup>. A trophy of some sort will be given to the winner. Justin will post on Facebook website and put feelers out to see if we have enough interest. If at least 7 people commit, we will go ahead with the competition.
3. For the Easter Egg Hunt, there is a neighbor that works for Tip Top Donuts. We will order the donuts from this place and have them delivered.
4. The 3 homes on Shallowford Road are for sale again (by owner). Hayley will find out how much they are priced. Would there be any interest from our community to buy the lots for future development of H-I amenities?

**k. Next Meeting: May 6, 2019, @7:30 PM at South of the Border**

**l. Meeting adjourned, 9:10 PM**