

IN ATTENDANCE: John Box, Betty Case, Ed Riggins, Bob Semisch, Allen Tansil
Mary Carroll represented Marquis Management. Meeting was held at Betty Case's home.

John Box opened the meeting with a review of the September Board meeting minutes. The minutes were reviewed and approved as written.

- A. Landscaping: Mr. & Mrs. Fry's landscaping plan was approved subject to receiving a drawing for the project.

The scheduled pruning will be complete by Oct. 15. NatureScapes had not implemented the schedule due to heavy rains recently but committed to catching up.

The board approved the proposal from NatureScapes to extend the plantings area near the entrance to the community on the right hand side for implementation in 2010. The proposal is for \$1,695.

Mary Carroll provided an additional proposal for the Markham Way berm to build up the berm with additional soil, a retaining wall, and plantings to replace aging plants and trees. The Board decided that building up the berm with soil and a retaining wall was too expensive to pursue so we will not consider this further. We do plan to implement the replacement plants and trees as part of the ongoing landscaping plan for the community.

- B. Budget: Ed Riggins and Bob Semisch provided new information about the current budget and the projected budget needs for future years. We have gone through several years with a operating budget that has not been properly funded (monthly homeowner dues) which required us to fund some operating expenses from the capital income. This, of course, has resulted in a capital budget that will not be adequate to fund future capital projects. The budget for 2010 will require us to raise homeowner monthly dues to \$337, a \$39 per month increase over the 2009 monthly homeowner dues. Recognizing the significance of this increase, the Board members will contact several homeowners about the projected budget increase to explain the logic behind the new budget and to secure the homeowners' support for the 2010 budget. John will email a list of names for each Board member to contact over the next few weeks. The proposed budget was approved and will be distributed at the Annual Meeting.
- C. Signs: John will work to get all potential sign companies to provide similar quotes regarding proposed materials to be used and cost of installation. He will also require each company to walk the Courtyards property to view all signs to insure there are no questions about the scope of the job. The Board gave John the authority to approve the best proposal for replacing our signs with total cost being the major consideration. John also wants to contact the company that provided the stop signs at the Jubilee to get them to quote on providing all stop signs.
- D. Georgia Power: They will contact us when they are planning to start construction so that we can communicate to the homeowners. The grass beside the pool was damaged during the first phase of work but John has been able to restore most to this with regular watering.

- E. Irrigation: Mary Carroll provided the Board with a quote from Cobb Irrigation for running the water lines to the desired areas for irrigation. Their price is \$12,640. Mary has one other bid she is getting and we will review at the next Board meeting.
- F. Wells: Mary has asked Champion Well Drilling to provide a quote to install a well with a 6" pipe similar to the quote she received from Byers Well Drilling. After the Board discussed the option of using 6" pipe versus 8" pipe we determined that we should use 8" pipe as the cost savings is negligible.
- G. Annual meeting: The meeting will be held at the Vinings United Methodist Church at 7:00pm on November 12. The Board discussed the need to replace one Board member, Allen, and the following names were submitted for consideration: John Arnold, Lewis Sapp, Ann Sapp, Alan Leet, and Melinda Rushing. These homeowners need to be contacted to determine if they are interested in being a candidate. We also discussed the future tenure of the other four Board members.
- H. Meeting Adjourned