

COURTYARDS OF VININGS HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

MAY 19, 2009

IN ATTENDANCE: John Box, Betty Case, John Semisch, Allen Tansil
Mary Carroll represented Marquis Management. Meeting was held at Old Vinings Inn Rest.

John Box opened the meeting.

- A. Signage: John stated that the dimensions for all signs had been determined and that we will be getting quotes for replacing all neighborhood signs from Sign-A-Rama, Rodney's Custom Signs, plus Mary will be getting quotes from a couple of sign companies she has used previously. The specifications for the signs is that poles and signs will be metal (replacing wood posts and Styrofoam-type signs). There was some discussion regarding elimination of some signs for cost reduction and because we may simply have too many signs. This initiative will be a capital expenditure which has not been budgeted for 2009 so the Board will need to discuss when to replace signs after getting quotes.
- B. Landscaping: John informed us that a truck had driven over the curbing at the entrance to COV and damaged some plants, the sewer line, and a sprinkler head. There have been other incidences regarding trucks driving over the curb at the entrance to the community and we discussed ways to prevent this reoccurring. Some possible solutions were to place large rocks in the bedding near the entrance to make truck drivers be more cautious. Other consideration discussed was building up the curbing. We discussed that whatever the solution we choose, it must not detract from the appearance of our planted area at the entrance. Mary will be following up on this and getting information and quotes. Mr. Smith on Markham had some issues/questions regarding the pruning or trimming of plants and shrubs. Rene spoke with Mr. Smith and told him what areas the Association is responsible for which resolved Mr. Smith's issues/questions. Mr. O'Callaghan and Mr. Perritt have an issue regarding a tree that Mr. Perritt planted near the property line separating the two homes and Mr. O'Callaghan recently pruned the limbs on the tree that have grown over onto his property. Mr. Perritt called John and Mary demanding that they handle this problem. However, this is an issue that is not the responsibility of the Association and should be handled by the two homeowners. Mr. Perritt has been informed of this. Spreading of pinestraw will begin this week but they may not be able to complete this job this week due to forecasted rain. John stated that there are a few areas that need to have the leaves removed prior to spreading pinestraw including the area next to Erhart's property and by the pool. Mary will notify the people.
- C. Georgia Power Project: John updated us on this project stating that CSX had agreed to increase their payment to COV to \$30,000 for inconveniences related to this project. Upon advise from our attorney, we will accept this amount. Ed Riggins has been leading the Board's efforts to negotiate with GA Power and has listed 13 requested changes to the easement agreement which has been presented to GA Power. John said that GA Power will begin removing volunteering trees on the hill where the existing power line tower is located soon and other trimming and removal of shrubs and trees will follow in the next few weeks. John said that the large plants fronting Courtyards Street will not be removed. Foundation Construction will happen approximately mid-late July and Line Construction will occur starting Sept 15 through Dec 15. Clean up and restoration will be done after Dec 15. CSX has committed to pick up and

clean up as they progress with the project. The dates mentioned above are estimates but CSX (Owen Searcy) has committed to keep us updated on their schedule.

- D. Wall Plans for the Markham Berm: Mary met with Mr. Poindexter of Sound Fighter Systems, the company that manufactures sound reduction walls and with Mr. Bragg, a general contractor who might install the wall. Mr. Bragg had measured the length of the proposed wall at 500 feet (this seems too long and we will verify this). Mr. Poindexter has experience working with railroads on similar projects and said we need to meet with CSX to come to an agreement with them regarding the scope of the work. Mr. Poindexter said that we should expect CSX to charge us some fee for us to do this work. This, also, needs further understanding. Mary, Mr. Poindexter, and Mr. Bragg discussed options regarding where a fence could be erected – see details of this in the meeting agenda that was distributed at the Board meeting. Mr. Poindexter will be providing us with a scope of work that will be necessary and with a bid.
- E. Pool: The three new 48 inch tables for the pool area should be delivered by the end of May. The chaise lounges are being repaired by TropicCraft.
- F. Tennis court: John said that the tennis court net was in bad shape and recommended that we buy and new one at a cost of \$200. We also will include a center strap and we will add a trash bin that can be connected to the tennis court net post. John said that there was a drainage problem with the court in the southwest section. He determined that we can dig out a drainage area outside the court which will better allow water to drain off the court. John will arrange to have this done.
- G. Well digging: Mary and Mr. Champion met and walked the property. Mr. Champion believes that there are three good places to dig a well. One area is between the pool house and the rock, the second area is at the end of the pool parking lot near the corner where the storage shed once sat, and the third area is approximately behind the Chilavus house just off Tanglewood. The third possible site is on private property which would require that the Association negotiate an easement with the property owner. Mr. Champion will be providing Mary with quotes for each location.
- H. Ray Engineering: They have been on site and are preparing a recap of costs for various projects along with a time line for their report. The resultant Reserve Study should be ready soon.
- I. New business: John has been asked by a homeowner about who has responsibility for gates between two houses. The Board discussed this and that issue is the responsibility of the two homeowners. John also said that some homeowners thought the ledger showing the status of payment for association dues is confusing. The ledger was reviewed and John will talk with the homeowner and explain how to read the ledger. We also agreed to write off a small past due amount for Mary Lou Oppenheimer which goes back 4-5 years. Mary said that when a homeowner is late on paying the dues, her first action is to make a call and give the homeowner a friendly reminder that he/she is late. Stronger communications follow as needed including a letter from our attorney and, if necessary, a notice that we are seeking reconciliation via the courts. John showed pictures of the walkway in front of the pool which is caving in and causing a potential safety hazard. We agreed that we should repair this. Mary will follow up.
- J. Meeting adjourned at 8:30pm.