

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

John Box opened the meeting with a review of the May Board meeting minutes. The minutes were reviewed and approved with minor changes.

- A. Signage: John brought samples of the metal materials being proposed by ADCO. The proposed materials will be a black anodized metal with gold lettering. John indicated that the materials being proposed are about the same cost as the Styrofoam type material used with the existing signage. We continue to have difficulty in getting Sign-A-Rama to give us a quote and John will give them one more opportunity to respond. If they do not respond with a quote we will seek other sign suppliers. (Editorial note: We should be concerned with contracting with Sign-A-Rama since they have been so unresponsive to our request for quotes. Also, we need to remember that we are gathering product and pricing information for new signage now but new signs are not budgeted this year. It is envisioned that we will budget these new signs in 2010.)

Mrs. Slutzki had requested that the Association be responsible for cleaning out and adding more rock to the drainage ditch that runs along the Slutzki and Trapnell properties. She also said the Association should improve the drainage that runs along Tanglewood behind the Slutzki and Trapnell homes. The Board unanimously agreed that the Association is not responsible for the drainage ditch between the two properties but Mary will suggest a person that can do the work for them at the Slutzki and Trapnell expense. Also, there is not a drainage ditch along Tanglewood but the Association will make sure that this area is kept clean of leaves, limbs, etc...

The red tips bushes in area close to the power pole and across the street from Millie Russell is dying as is the Bradford pear tree. We will monitor these and will remove them when appropriate.

Bob Smith on Markham Way is unhappy that the mondo grass in his front yard is not being mowed and the weeds are not being cleaned out. He is also unhappy about vines growing from the pool area onto his willow tree in the backyard. Mary has told Mr. Smith that his mondo grass is not intended to be mowed but that we will clean out the weeds. Also, we will cut the vines that are growing onto his willow tree.

John said that there are large vines growing on the trees located behind the Semisch home, across from the swimming pool and we will have them cut down.

- B. Georgia Power: We have received the \$30,000 check representing the agreed upon amount GA Power will pay Courtyards for inconvenience during the replacement of the power poles. The money has been invested in 9 month CDs.

- C. Budget: We discussed the need to raise monthly association fees in 2010 to meet the estimated future operating expenses and capital expenses. Bob and Ed have been working on the budgets, along with Allen and Bill Beach, and Ed will present the information and recommendations to the Board at our next (August) Board meeting. Mary suggested that we should have at least \$2,500 per home in reserves for the capital fund - \$170,000 minimum total.
- D. Markham berm: Mary got a quote from Sound Fighter Systems for a sound reduction wall at the top of the Markham berm in the amount of \$212,000 plus \$7,035 for landscaping. It was the consensus that this amount was too expensive. Mary will get additional quotes for a cheaper type wall material and a quote for building up the berm with more dirt. There was discussion that the proposed work on the berm will benefit the residents on Markham far more than other residents. But the berm is common property and is the responsibility of the Association. We will need to develop a more affordable solution to the noise and vibration coming from the trains (and resulting drag on property values).
- E. Pool: The new tables for the pool area have arrived and been set up (they look great – John). The old tables have been removed. Damaged pavers on the walk leading to the pool entrance have been repaired.
- F. Tennis court: The drainage problem on the court has been fixed with four new drains. A new net has been ordered and should arrive soon. The landscape timbers that border the gravel path alongside the tennis court are in need of being replaced. Mary will get a quote for this.
- G. Well drilling: Mary will develop and map that shows the common areas that will need to have irrigation from the proposed well(s) for our next Board meeting to help us decide where a well should be drilled. Also, Allen said that he has a friend who is on another homeowner board and his friend had gotten three quotes for drilling wells in the friend's neighborhood. Allen will get these quotes from his friend for us to review.
- H. Street Parking: We will have placards made for each homeowner with their individual street address which are to be used for guests that park in the pool area. There have been situations when people have left cars parked in the pool area for extended times and we hope that this new placard system will reduce this plus help us know who owns the cars parked in this area.  
  
Ms. Allen has cars parked repeatedly in her driveway overnight. She is also behind in her homeowner dues. Mary will send a letter addressing these two issues.
- I. Garage door painting: 2855 Kingsland requested permission to paint his garage door to match their front door. He will be told that he needs to submit a plan paint sample for the Board to review.
- J. Random topics: It was recommended that we hire an arborist to advise us on the landscaping and the life expectancy of the trees to help us anticipate future landscaping expenses.

Mr. Blackwell has requested that we build a bocce court. The Board declined this request. Another homeowner has requested we buy/build a swing set for the pool area. The Board declined this request.

The McFalls will be sent a letter telling them they need to repair the retaining wall in the rear of their property which is across from the swimming pool. They are aware that they are responsible for this repair.

There are some mailboxes that are in need of repair/replacing because of missing flags or front closing panel or have other damage. There will be an article in the next newsletter addressing this.

- K. Next Board meeting will be August 25 at John Box home.