

## Courtyards of Vinings HOA Board of Directors Meeting Minutes

April 20, 2009

**In Attendance:** John Box, Betty Case, Ed Riggins, Bob Semisch, Allen Tansil, Richard Whipple. Marry Carroll represented Marquis Management, Inc. Meeting took place at Ed Riggins home.

1. John Box opened the meeting. Minutes from the March meeting were reviewed and approved as written.
2. Sip 'N Dip rescheduled. The new date for the Sip 'N Dip is May 17. The previously scheduled date of May 5 was in conflict with the Vinings Historical Organization's Pairings Party.
3. Community Well. Mr. Champion from Champion Well Digging attended the meeting and discussed the process he would use to dig a well. Champion Well Digging has been in business since the 1960s. The Board discussed different possible uses for a well including irrigation of the planted areas of the common property, filling the pool, irrigation availability for all homes, and potable water source. Mr. Champion explained that the well should not be used for all of our water needs particularly our potable water needs. He indicated that we could easily have a well that produced enough water to irrigate the planted common property and that we probably could have a well that would support irrigation of each home. Mr. Champion said the average cost of a well is approximately \$5,000 plus \$1,500 – 3,000 for a pump. Mr. Champion said his fee for digging the well and getting it operational is payable only if he can access enough water to do the job. He also offers to service the well on an on-demand or contractual basis and he will warrant the well for one year. Additional costs will include accessing electricity to the pump and running water lines to the areas to be irrigated. The Board decided that we should focus on a well that will irrigate the planted common areas first. We can pursue the possibility of adding water for irrigation to the homes later. The Board asked Mr. Champion to make a recommendation of where we should dig a well which he agreed to do in conjunction with Mary and John. Mary will get quotes for the electrical work and for running the water lines.
4. Signage. John has been in contact with Sign-A-Rama about replacement signs. They have been going through a management change but committed to providing sign alternatives and quotes for the next Board meeting. They will also provide a sign maintenance agreement if we would like. John reported that the existing signs are in poor condition and continue to deteriorate. He recommended and the Board agreed that we should go with more standard materials for our signage similar to signage at Vinings Jubilee. John recommended that we replace our signs at the property entry area, all street signs, and stop signs.
5. Landscaping. John met with Rick Barnes of Nature Scapes to discuss new landscaping for the railroad buffer located along Markham Way. Rick submitted a quote, which was distributed at the Board meeting, to replace all plants in this area except for the Junipers and Leyland Cypress trees. The quote totaled \$7,035. We agreed to delay this planting at this time to review our financial situation and to get a quote from Sound Fighter Systems for a noise-abatement wall along the railroad track. Additionally, Nature Scapes gave us a quote for the seasonal plantings

in the common areas except for the area next to the Porter home and around the pool area. The total is \$2,216 and we will have them do the plantings. Pine straw will be spread late May.

6. Budget issue. The Board discussed the long term capital expense plan and that the current homeowners' dues will not support the plan and fund the operating expenses as well. We discussed what we needed to do to be financially sound and it is apparent that we will have to increase monthly homeowner dues significantly or have an assessment to meet capital budget needs. We agreed that we will decide how to address this with the homeowners at the September meeting. At that time we will have a good idea of the budget for 2010 and we will have received money from Georgia Power for our inconvenience from their project.
7. Pool. John reported on the work being done at the pool. We are replacing all the lights in the pool. We are also replacing missing or loose tiles on the spillway. We have been told that the pool will need to be resurfaced in about three years and we will replace the coping tiles at that time. These expenses are identified in the long range plan. The three tables at the pool are in poor condition and the Board agreed that we should replace them rather than try to repair them.
8. Georgia Power Project. Georgia Power has put a wooden stake where they plan to erect the new tower – about 20 feet north of the old tower. Ed Riggins talked with the GA Power representative and the representative confirmed that they have offered \$25,000 to offset the community inconvenience during the project. The Board discussed this at length and all agree that \$25,000 is inadequate for the scope and disruption of this project. It was decided that Ed, on behalf of the Board, will tell GA Power that we believe \$95,300 (\$1,400 per home) is more equitable. This figure was reached after we listed all the areas that will be impacted....roads, access to the pool, negative impact on selling homes during this period, the estimated devaluation of homes due to the more prominent placement of the tower, etc... John will contact all the people, who had earlier been asked to participate on a committee to address the GA Power project issues, and schedule a meeting with them to discuss the status of the project.
9. Drainage. Phyllis Slutsky reported that the drainage area behind her house is clogged and water is backing up. She said the drainage along Tanglewood behind her house is also clogged. Mary will follow up on this and arrange to clear any blockage.
10. Next Board Meeting. The next Board meeting is scheduled for May 18 at 6pm at Bob Semisch's house.