

IN ATTENDANCE: John Box, Ed Riggins, Betty Case, Richard Whipple, Bob Semisch. Mary Carroll represented Marquis Management, Inc.

The meeting was held at The Vinings Club and they were gracious to allow us to meet in one of their Board rooms and they served food and beverages. The Board enjoyed a tour of their facilities and it was agreed that the next Courtyards newsletter would include an introduction to the club. A link will also be put onto Courtyards' website.

Mary had included the previous month's meeting minutes so she will email the February meeting minutes for everyone's review.

Mr. Riggins discussed the possibility of our updating the Reserves Study. Since one has been prepared for the community twice and we rely on them to better plan our budgets and future capital expenditures, everyone agreed that we should obtain a price estimate to update the report. Mary will contact Ray Engineering to see what their price would be.

There as some discussion about delinquent accounts and in general the accounts are being paid on time. We have arrangements with one owner whose account has had a tendency to fall behind.

John Box discussed the street signage and those companies he and his wife are sending information to for new bids for signage replacement.

Mary discussed the possibilities of a sound barrier wall atop the berm along Markham Way. Since the trains have increased in size and frequency, the noise level to the community is so much greater. She also is planning a meeting with Rick Barnes of Nature Scapes to discuss the plantings on the berm and those which are in bad shape and any overall improvements that can be made. John Box stated that he would like to meet with them when they get together.

John Box explained that he is meeting with the representative of Nature Scapes to discuss the seasonal plantings. All agreed that there was no need to plant two or three of the beds which would be directly impacted by the destructive Georgia Power work.

It was also agreed that we will ask Rene of Nature Scapes to instruct his personnel to place flags on all areas of the lawn so that homeowners will know when chemicals are applied. We will discuss the excessive amount of weeds in the turf. Mary reminded the Board that the larger application of pine straw is usually put down in May. All agreed that is should remain as scheduled. Mary has spoken to Rene about notifying him prior to installation in the Winter and Spring so that his men can remove as many of the fallen leaves from the beds prior to the pine straw application.

The Board discussed the upcoming Georgia Power project and how the tower is planned to come off the "rock" and onto the lower elevation at the upper end of the rock where it now stands. This will impact some of the vegetation in and around the rock.

Mary had asked Georgia Power not to come through the established hedge which fronts Courtyard Drive and Apsley Way. That large hedge which shields the rock would be greatly damaged and it would take years for the new plants to blend with the established growth. Georgia Power has agreed to come into the back side of the rock with their equipment. They will travel onto the pool street and cut between the pool house and the rock to reach their point of work.

There was much discussion about the offered "inconvenience fee" that Georgia Power has offered to date. That amount was \$ 25,000. After much discussion about how all the homeowners will be impacted for a number of months, the pool use will be impacted all during the summer, etc., the amount should be much higher. Mr. Riggins is going to speak with Georgia Power about negotiating a more reasonable figure.

Mary explained that Mr. Champion of Champion Well Drilling could not attend tonight. He plans to visit with us at our next meeting.

It was mentioned that a letter or two to homeowner might need to be sent to discuss the condition of their lot/s. The deterioration of the retaining wall on the McFall lot coming from their garage is a matter of concern. Mary has a form that has been used in previous years. Mary will also drive through the property to better distinguish if there are other homes who need some type notification.

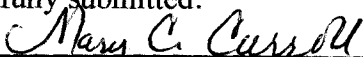
John Box asked Mary to have Jerry retrieve a PVC piping which has been left near the rock and clean up some gravel left in the pool parking lot.

The date of the Sip "N Dip was decided for May 3<sup>rd</sup> at 6:00 P.M.

Mary will have the men pull the pool furniture back to the pool so we can see what needs to be repaired. Tom will be asked to touch up paint, gutters, etc. He will check to see if there is a hot water heater in the attic of the pool room. And he will check to see if a pull-down staircase could be installed in the middle of the breezeway to store items in off season. There was the discussion about the cost of the storage facility. Mary discussed a previous storage building that was purchased but some disliked it so it was removed. We can begin to explore other remodeling options for the pool house to provide the needed storage and we can save the money spent on the off-site storage and the wear and tear on the furniture.

The meeting was adjourned at approximately 9:45 P.M.

Respectfully submitted:

  
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Mary C. Carroll Acting Secretary