

**LEGACY PARK HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
FEBRUARY 12, 2013**

Open Annual Homeowners Meeting – Jim Bitner at 7:30 p.m.

Welcome and Call to Order – Jim Bitner

Pledge of Allegiance led by Cub Scout Pack 002 and Boy Scout Troop 002

Reading of Meeting Notice – Mike Riedesel

The Notice of 2013 Annual Membership Meeting was read. *See attached notice.*

Introduction of the Board of Director Candidates

Michael Altman
Lisa Ashmeade
Tim Smith

Introductions

Current Board: Jim Bitner, Allen Massey, Bob Mulligan, Nimesh Patel, and Mike Riedesel

Staff – Lisa Neff, Joanne Weaver, Tina Shambaugh, Trasey Welton and Candace Cole

Guests – Mayor Mark Mathews, Kennesaw City Council: Jeff Duckett, Tim Killingsworth, and Bruce Jenkins; State Representative Ed Setzler, Kennesaw Police Captain Brophy, and Officer Scott Luther

Officer and Committee Reports

Property and Maintenance Update – Lisa Neff, Property Manager

See attached report submitted by Lisa Neff

Financial Report – Allen Massey, Treasurer

Covenant Enforcement – Joanne Weaver

Activities Report – Tina Shambaugh

Sports Update – Candace Cole

Boy Scout Troop 002 – Michael Shambaugh

Prize Drawing

Abdi Aslani is the winner of the \$625 prize – annual assessment.

Board of Directors Election Results – Mary Lee Tripoli, Election Committee Chairperson

See attached verification provided by Vote-Now.

Michael Altman	146	48.8%
Lisa Ashmeade	226	75.6%
Tim Smith	168	56.2%
Write-Ins	12	

Adjournment – Meeting Adjourned at 9:00 p.m.



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

2013 Annual Membership Meeting

Tuesday, February 12, 2013

AGENDA

- 7:30 **Welcome and Call to Order**
Pledge of Allegiance led by Legacy Park's Pack 002 and Troop 002
- 7:35 **Reading of Meeting Notice**
- 7:40 **Introduction of 2013 Board of Director Candidates**
- 7:45 **Introductions**
 - Legacy Park Board Members and Office Staff
 - Special Guests
 - Guest Speakers
 - *State Representative Ed Setzler*
 - *Mayor Mark Mathews*
- 8:00 **Officer and Committee Reports**
 - Property Management Update
 - Treasurer's Report
 - Covenant Enforcement Update
 - Activities Update
 - Legacy Park Sports Update
 - Legacy Park Committees
 - Boy Scout Troop 002 Report
 - Design Guideline Committee Report
 - Presentation of Legacy Park's Builders Board Award
- 8:30 **Prize Drawing**
- 8:35 **Voting Results**
- 8:40 **Adjournment**

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2013 Annual Meeting Report

Welcome to Legacy Park's 2013 annual meeting.

The planning of this membership meeting has been much easier for the HOA office since we did not manage the Board election this year. Thank you to the Election Committee that put in countless hours of work to present the Board with a viable alternative and providing electronic voting. We look forward to seeing the results of this inaugural election process and hearing the comments from our residents provided to the vendor.

As you all know, the Board of Directors positions are filled by volunteers. These individuals take time from their personal life for the betterment of this community. While they may not always agree on issues, having the ability to work with and make necessary compromises when needed is what makes Legacy Park continue to be a great community.

I also want to take this time to thank our volunteers who devote their time to this community. We have committees that continually work to make Legacy Park great and sport coordinators who run programs for our children and adults. It is volunteers like this that make Legacy Park thrive. Thank you to all of you who invest your time.

Now, onto the business of the Association. During 2012, we completed many projects, such as:

Capital repair items that were completed:

- Paint of the exterior trim of the clubhouse;
- Replacement of one treadmill in the fitness room;
- Repair of the lake fountain;
- Overlay of the parking lots at the Amphitheater, Lullwater Pool and Main Pool turnaround;
- Reseal of play equipment at six playgrounds;
- Replacement of the roofs on the Lullwater and Winterthur pool houses; and
- Repair and recoat of tennis courts one, ten and eleven.

Two capital items that were purchased from operating income not reserves:

- Nine-hole disc golf course and
- Irrigation on the Town Green.

Other items completed in 2012:

- Repair the surface of the Quiet Pool;
- Mow the property under the power lines between Revere and Madison, this will be done annually now;
- Replace landscaping at the Northgate @ Legacy Park monument;
- Replace electrical panel at the Tennis Courts;
- Paint the sign poles inside the neighborhoods;
- Replace No Trespassing signs around the circle;
- New benches and other maintenance needs for the Tennis Courts: nets, scoreboards, fence repair and rollers;
- Replacement of pool furniture and umbrellas;
- Aerate and over seed the Town Green;

- Refurbish the concession stand at the Main Pool house;
- Paint the basketball goals;
- Refurbish some areas of sod around Legacy Park Circle;
- Paint entrance monuments;
- Installation of new directional signage at Legacy Park Circle entrance; and
- New garbage can containers at playgrounds.

The pool management and landscape maintenance contracts for 2013 were sent out to bid. After extensive negotiations and an outstanding year with both vendors, we are happy to be working again with Nautix Lifeguard and Maintenance Pool Company and Hutcheson Horticultural Company. We look forward to a successful pool season and keeping our landscaping well maintained, which is a key ingredient to keeping Legacy Park looking great. The HOA has also found savings with the insurance and newsletter expenses by changing commercial insurance agents and hiring a new printer for the newsletter.

The Board of Directors has signed a contract with a new security company for monitoring the Legacy Park common property. You will see them in their ATV throughout Legacy Park. This provides the HOA with a valuable opportunity to closely monitor the amenities and ensure they are used only by Legacy Park residents and their guests. Remember to bring your Legacy Park ID when you are on common property so that you aren't asked to leave.

In 2012, the HOA created and filled the position of a Sports Coordinator in order to bring all the sports programs under one focus, which has allowed for better monitoring of non-resident registration and participation in sports. You will hear a summary of all of our sport programs from Candace Cole a little later. She has done a fantastic job in streamlining registrations, getting all necessary waivers in place and providing support for the coordinators for each sport.

During 2013 some of the things you will see happening:

- Landscape enhancements include:
 - The newly renovated culvert between Lullwater and Kentmere; entrance to the trails between Bellingrath and Carillon; sod repair between Winterthur and Lullwater; and the Town Green turf.
 - Addition of landscape at the entrance to Legacy Park across Jiles Road. The HOA has contracted with our landscape company to add landscape material and maintain the area from the entrance to Olmsted to just past Legacy Park. We are waiting until the construction on Jiles Road is complete. At this time it is approximately 85% complete. The scheduled completion date is currently July 16, 2013.
- Add light at the Revere Playground.
- Paint handrails at the Winterthur and Main Pool houses and the gates at all pools.
- Paint the Champions Field sign to match the directional sign in that location.
- Replace retaining wall tops by Tennis Court 1.
- Purchase new dive platforms for the Swim Team.
- New benches, windscreens and other maintenance needs for the Tennis Courts: Nets, scoreboards, and rollers.
- Provide funds to individual neighborhoods for Christmas decorations.

Capital Expenditures from Reserves:

- Repair and paint Bell Tower.

- Replace play set at Lullwater Playground on Kirkwood Drive.
- Replace Clubhouse furnishings.
- Refurbish Picnic Grove.
- Repair Tennis Court fences and lights.
- Repair and recoat Tennis Courts 2, 3, 6 and 7.
- Repair and recoat the surface of the Main Pool.
- Repair and paint Main Pool deck.
- Partially replace fitness room equipment, if needed.
- Pool equipment replacement at the Main Pool & Lullwater pools, as needed.

Capital Expenditures not from Reserves:

- Winterthur entrance enhancement (to replace the lost bridge).
- Addition of 9 Holes to the Disc Golf Course.
- New Treadmill and Elliptical machines in the fitness room.

We continually work on:

- Maintaining and improving the appearance of all of our amenities
- Keeping our playgrounds safe for all residents
- Keeping the lines of communication open between the HOA and residents – if you have not signed up to receive emails from the HOA, please do so, it's a great communication tool for up to date information. On legacypark.org, go to the bottom left hand corner and enter your email address.

Please contact the office with any questions, concerns or suggestions that you may have regarding Legacy Park. We want to hear from you, we all are part of this wonderful neighborhood & and by working together, we will continue to improve our community.

Thank you.



Election Certification

February 12, 2013

Election Results: 2013 Legacy Park Directors Election Ballot

The election was conducted from 12:01 AM, January 15, 2013 to 6 PM (EST), February 8, 2013. There were 301 total voters counted for the ballot. This was a participation rate of 17.2% of the 1745 total codes issued. A total of 277 ballots were cast electronically, while 74 paper ballots were mailed to Vote-now. 7 additional ballots were not counted because they were submitted by members who were delinquent in HOA fee payment.

Board of Directors

(299 total voters this ballot; vote for 2):

Votes	Choice	%
146	Michael Altman	48.8%
226	Lisa Ashmeade	75.6%
168	Tim Smith	56.2%
12	Write-Ins	

Write-ins:

1. Connie Kugman & MariBeth Macgillivray
2. Connie Kunzeman
3. Deacon Jones
4. Giancarlo Dorila
5. Leah Smith
6. Maribeth MacGillivray
7. MariBeth Macgillivray
8. Maribeth MacGillivray and Connie Kunzeman
9. Maribeth Macgillivray, Minnie Mouse
10. none
11. none of the above
12. Tom Kling

Question: Would you be in favor of the Board of Directors drafting an amendment to convert the HOA to a POA and bringing the amendment to our membership for a vote
(291 total voters this ballot; vote for 1):

Votes	Choice	%
151	Yes	51.9%
140	No	48.1%

11/2/13
301/15
HOA APP
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