

**LEGACY PARK HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
FEBRUARY 17, 2015**

Open Annual Homeowners Meeting – Nimesh Patel at 7:00 p.m.

Welcome and Call to Order – Nimesh Patel

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

Reading of Meeting Notice – Nimesh Patel

The Notice of 2015 Annual Membership Meeting was read. *See attached notice.*

Introduction of the Board of Director Candidates

Michael Altman
Daryl Kidd
Dave Peebles
Tim Smith

Introductions

Current Board: Lisa Ashmeade, Dottie King, Allen Massey, Nimesh Patel, and Tim Smith

Staff – Lisa Neff, Joanne Weaver, Danielle Denton, Trasey Welton and Emily Segars

Guest Speakers – Mayor Mark Mathews, State Representative Ed Setzler, Kennesaw Police Chief Westenberger and Lieutenant Graydon

Officer and Committee Reports

Property Management Update– Lisa Neff, Property Manager
See attached report submitted by Lisa Neff

Financial Report – Allen Massey, Treasurer

Lifetime Achievement Award

Nimesh Patel explained the format in which a resident is chosen to receive this award. Bill O'Rourke presented Tom King with the award in recognition of his dedication to the community for the past eighteen years.

Prize Drawing

Julie Wall is the winner of the \$635 prize – annual assessment

Board of Directors Election Results – Marilyn Boniger, Election Committee Member announced the following results of the election: *See attached verification provided by Vote-Now.*

Michael Altman	158	49.2%
Daryl Kidd	180	56.1%
Dave Peebles	145	45.2%
Tim Smith	132	41.1%
Write-Ins	4	

Adjournment – Meeting Adjourned at 8: 55 p.m.



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

2015 Annual Membership Meeting

Tuesday, February 17, 2015

AGENDA

- 7:00 **Welcome and Call to Order**
 Pledge of Allegiance led by Legacy Park's Pack 002 and Troop 002
- 7:05 **Reading of Meeting Notice and Introduction of 2015 BOD Candidates**
- 7:10 **Introductions**
- Legacy Park Board Members and Office Staff
 - Special Guests
 - Guest Speakers
 - *State Representative Ed Setzler*
 - *Mayor Mark Mathews*
 - *Chief Westenberger*
- 7:35 **Officer and Committee Reports**
- Property Management Update
 - Treasurer's Report
- 7:45 **Lifetime Achievement Award**
- 7:50 **Voting Results Announcement**
- 7:55 **Prize Drawing**
- 8:00 **Adjournment**



LEGACY PARK COMMUNITY ASSOCIATION, INC.

A Non-Profit Corporation

NOTICE OF 2015 ANNUAL MEMBERSHIP MEETING

Notice is hereby given, in accordance with the Bylaws of the Legacy Park Community Association, Inc., that the annual meeting of members will be held at the following date, time and place:

Date: Tuesday, February 17, 2015

Time: 7:00 p.m.

Place: Legacy Park Clubhouse
4201 Legacy Park Circle
Kennesaw, Georgia 30144

Purpose: To announce the election results of the Board of Directors
To transact such other business as may properly come
before the Association membership

The HOA will also be sponsoring a give-away opportunity for those attending the meeting. If you are a member in good standing, your name will be entered in a drawing to have your 2015 assessments refunded. ***By attending the meeting & staying until the end, ONE lucky resident will get a check for \$635.00!!!***

Welcome to Legacy Park's 2015 annual meeting!

The number one goal of the HOA is preserving our property values. The HOA employees 6 staff members to help attain this goal. As our community transitions to the 20 year old mark, taking care of the common property is more important than ever. It is the responsibility of the HOA to ensure that funds are allocated each year to do this and it is done during the budgeting process, and all owners are welcomed to assist. Watch for information in August about getting involved.

Collection of assessments is a vital part of this process. We work diligently to get the funds collected. We work with our residents as much as we can; however, we do resort to collection attorneys. If you don't pay your dues, we not only file liens against properties, we file lawsuits. When a judgment is issued against an owner, it becomes their personal debt and follows you until it's satisfied, even in cases of foreclosures. While, we want to be friendly and neighborly, at the end of the day it's a business and our community depends on the collection of assessments.

It is the homeowner's responsibility to take care of their individual home. We often have varying opinions on how this is done, but by looking at the community overall, the majority of people are doing their share. Of course, not everyone does, which is why Joanne's job is always challenging. She has been doing this for over 10 years now, and while so much of her job is interacting with residents, we have quantified this position as much as possible to give you an idea of the territory she covers. In 2014, we opened 3,500 cases and closed 3,800.

We have a part time assistant to work on the leased properties in Legacy Park. We have 208 rental properties or 12%, this number is up 2 houses from this time last year. Of these, 47 (up 10 from 2014) are owned by corporations, which add an extra challenge with the many levels of communication. The lease fees collected by the HOA cover the cost of this position. The covenant enforcement on these properties is done the same as all other 1,537 homes in the community, with the exception on ensuring all documentation is on file as set by the Rules.

The fun part of the HOA is led by Trasey Welton. Trasey has been our Activities Director for 8 years and she is busy fine-tuning the 2015 Events Calendar. The 1st event for this year is of Girl's Night Out which this Thursday at Henrys. Join the Legacy Park ladies at 7pm, no tickets required, but **Trasey does need a head count, so send her an email if you plan to attend.**

On May 9th, our first concert headlines the Tyler Hammond Band, which is an up and coming country band and we will have a bbq vendor. **Food trucks** will be visiting us one night a week in the spring at the amphitheater and we are working on bringing the **Farmer's Market** back to Legacy Park. Trasey is working on the details which will be in the upcoming newsletters. Trasey is also working on finalizing the details for the July 4th and Picnic in the Park events that both include a great fireworks show. **Tom King is working with Trasey in starting up an Activities Club** and has a signup sheet. Please stop by and leave your contact information. This is a great way to be involved in the community and have some fun!

Sara Jane Gallo is our sports coordinator. Sara does a great job in communicating information about all of our sports and working with volunteers who organize the sports. All of these sports would not happen if it wasn't for the volunteers who step up every year. Thank you!

Probably the most thankless job is serving on the Board of Directors. While it would be logistically impossible for the community to vote on every decision that needs to be made in Legacy Park, **we elect the 5 volunteers who we think will best serve our interests.** They spend a countless number of hours for the betterment of this community. While they do what they believe is in the best interest of the overall community, **they are typically criticized more frequently than thanked.** They all take pride in being transparent with their decisions and their availability to answer any questions residents may have. I urge you to introduce yourself and thank them for volunteering their time and lending their talents and insight to Legacy Park.

We also have many committees of volunteers that continually work to make Legacy Park great place for all of us. **We have an active** Architectural Review Committee, Covenants Appeals Committee, Active Adults 55+ Group, Cub Scouts, Boy Scouts, Election Committee, Finance Committee, Youth and Adult soccer coordinators and coaches, Baseball coordinators and coaches and the Swim Team coordinators. **It is volunteers like this that make Legacy Park thrive.** Thank you to all of you who invest your time and energy!

Everyone who is at least 55 is invited to a free luncheon sponsored by the active adults 55+ club. Luncheon date is Wednesday March 11, at 12:00, at the clubhouse. After lunch the group will socialize by playing cards and other board games. **No pressure to become a member, just to have an afternoon of fun. Please contact Tom King for more information about the club.**

Without going through the entire list of items done in 2014 and planned for 2015, the most **notable are:** a new sand volleyball court; new backboards and goals at the basketball court; painting all the pool houses and bridges; recoating 4 tennis courts and the basketball court; resurfacing the Lullwater pool and a new pool cover on that pool.

This year we are adding electronic card access to the main pool. Please make sure you have the correct amenity card to get into the pool this year. If in doubt, call or email us.

A long term project that we are starting this year is **replacing the traffic signage poles.** We are starting with the entrances and will progress throughout the community for the next 7 years. We are working closely with the city of Kennesaw to ensure that we meet all the Federal regulations which requires the bottom of the stop sign be at 7'. Over all, this is a \$165,000 project.

We need is involvement from residents. It takes a community of people to make Legacy Park great. We hire **security guards to monitor the amenities,** as the HOA has no authority to protect any person or any home in Legacy Park. **If you see something that is suspicious, call the Kennesaw Police.** Calling the HOA after the fact does very little to rectify the problem.

Communication always comes up during the election time. We do not host an open-message board on social media pages. We do host a Legacy Park Facebook page for information only. We also send out email blasts and monthly newsletters. If you do not receive these emails from us, please sign up on our website. If you have any ideas of other forms of communication, we would love to hear those.

If you ever have any questions about the HOA, please call us, email us or stop by the office. We will help you with any concern you have about the HOA, from reviewing financial documents to signing up for a committee. With a community our size, there are many areas where volunteers are needed, **take the opportunity to make your community better.**

FINANCIAL UPDATE
December 31, 2014

SunTrust Checking	\$118,622.62
Capital One 360	\$47,999.98
SunTrust Imprest Account	\$1,000.00
PayPal Account	\$63,101.13
Suntrust Money Market	\$125,960.17
N GA Bank Money Market	\$24,929.74
Fifth Third Bank Reserves Savings	\$169,702.33
Fifth Third Bank Checking	\$100.00
Fifth Third Bank Reserves Securities	\$536,166.04
Suntrust Boy Scouts	\$4,504.25
Suntrust Swim Team	\$430.45
Suntrust Tennis Team	\$5,124.76
Actual Cash on Hand 12/31/14	<u>\$1,097,641.47</u> (1)

Operating Income/Expense:

	12/01-12/31 <u>Actual</u>	12/01-12/31 <u>Budget</u>	12/01-12/31 <u>Variance</u>	12/01-12/31 <u>Year-To-Date</u>
Total Income	\$273,938.62	\$258,225.00	\$15,713.62	\$1,469,227.04
Carryforward				\$27,000.00
Total Operating Expenses	<u>\$111,239.56</u>	<u>\$91,631.66</u>	\$19,607.90	<u>\$1,288,104.29</u>
Net Income/(Loss)				<u>\$181,122.75</u> [2]

Operating Cash:

Actual Cash on Hand as at	1/1/14	\$1,077,706.64
Operating Net Income/(Loss) as at	12/31/14	181,122.75 [2]
Prepaid Assessments as at	12/31/14	(415.91) *
Clubhouse Security Rental Deposit as at	12/31/14	(200.00) **
2014 Net Difference Scouts, Swim, Tennis	12/31/14	(3,619.63)
Capital Improvements at	12/31/14	(156,952.38)
Operating Cash on Hand as at	12/31/14	<u>1,097,641.47</u> [1]
Boy Scout Cash	12/31/14	(4,504.25)
Swim Team Cash	12/31/14	(430.45)
Tennis Team Cash	12/31/14	(5,124.76)
Reserve Fund (Repair & Replacement)	12/31/14	<u>(536,166.04)</u>
Total Cash Available as at	12/31/14	<u>551,415.97</u> [3]

* Net pre-paid assessments calculated	12/31/13	13,744.69
	12/31/14	<u>13,328.78</u>
	*	415.91

**Net prepaid clubhouse security rental deposits	12/31/13	1,800.00
	12/31/14	<u>1,600.00</u>
	**	200.00

Assessment Delinquencies:		2014		2013	
Legacy Park					
	assessments	\$	47,872.14	\$	92,109.51
	interest & late fees	\$	37,686.14	\$	54,364.75
	attorneys fees	\$	38,736.79	\$	62,709.20
	violation fines	\$	31,635.00	\$	98,872.99
	admin.fees	\$	1,855.00	\$	470.00
	lease fees	\$	100.00	\$	1,230.00
	initiation fees	\$	-	\$	570.00
sub-total		\$	157,885.07	\$	310,326.45
Northgate					
	assessments	\$	21,366.92	\$	34,312.67
	interest & late fees	\$	20,117.13	\$	24,674.58
	attorneys fees	\$	20,350.63	\$	29,676.34
	violation fines	\$	-	\$	-
	admin.fees	\$	-	\$	-
	lease fees	\$	-	\$	-
	initiation fees	\$	-	\$	-
sub-total		\$	61,834.68	\$	88,663.59
Totals					
	assessments	\$	69,239.06	\$	126,422.18
	interest & late fees	\$	57,803.27	\$	79,039.33
	attorneys fees	\$	59,087.42	\$	92,385.54
	violation fines	\$	31,635.00	\$	98,872.99
	admin.fees	\$	1,855.00	\$	470.00
	lease fees	\$	100.00	\$	1,230.00
	initiation fees	\$	-	\$	570.00
Total of both communities		\$	219,719.75	\$	398,990.04
Assessment delinquencies as a percentage of budgeted income			6.04%		11.14%



Election Certification

February 16, 2015

Election Results: 2015 Legacy Park Directors Election Ballot

The election was conducted from 12:01 AM, January 27, 2015 to 6 PM (EST), February 13, 2015. There were 333 total voters who submitted a ballot. 12 of these ballots were not counted because they were submitted by members who were delinquent in HOA fee payment. The final 321 valid ballots amounted to a participation rate of 18.4% of the 1745 total codes issued. A total of 290 ballots (90% of total submitted) were cast electronically, while 31 paper ballots were mailed to Vote-now. The results are as follows:

Board of Directors

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

Votes	Choice	%
158	Michael Altman	49.2%
180	Daryl Kidd	56.1%
145	Dave Peeples	45.2%
132	Tim Smith	41.1%

4 Write-ins:

Joe Gorski
Michael Olle
Mike Riedesel
Saverio N Paglioni

General voter comments:

This is an awesome way to make it convenient to vote. Please continue to make Legacy Park into a great place to live. Thanks to all involved

(2/10/15 at 5:30 am)

When you send out information on the candidates, please number the pages to make sure that the information is consolidated for each one.

(2/6/15 at 1:35 pm)

We believe residents should be consulted before the board spends unallocated money.

(2/6/15 at 11:48 am)

Thank you for all the time, effort and hardwork that is done by the office staff and Board. Your efforts are greatly appreciated!
(2/3/15 at 10:03 pm)

Great process thanks. Making the meeting is hard
(2/2/15 at 10:53 pm)

quick and easy voting method.
(2/2/15 at 2:33 pm)

Probably not the correct format but...I would like to request an elevated walkway installed at the Palisades entrance to the park. By default (or design?) it has become a main entrance to the park/soccer fields. It is constantly wet and muddy. And the gravel put down once a year is simply not a solution and does not work.

Thanks
(2/1/15 at 1:20 pm)

How dare you spend so much money on fireworks and then raise are Anual assessments. You all should be fired!
(1/31/15 at 2:53 pm)

I would like you to get the link next year not to be case sensitive. Other than that.. All is fine. As for the LP we do not need to waste money on a Pavilion that is going to be built in the Flood Zone. Also, I would like to know why \$100,000 was put in the reserve fund and was over-funding the reserve. Then the HOA asked for an increase in our dues. Very small increase but an increase. Thats it. Have a great 2015
(1/28/15 at 4:02 pm)

I hope our neighborhood stays very clean and well-maintained
(1/27/15 at 6:56 pm)

Electronic voting is great! Is Altman really as crazy as he seems?
(1/27/15 at 5:48 pm)

Easy process once again!!! Thank you!
(1/27/15 at 1:12 pm)

Michael, thank you very much for point up the overfunding money and money being wasted in fireworks and a frisbee golf course (I can't believe money was spent on these). You have my vote because of your concerns which I share. Instead, LP could've been looking into the implementation of a free internet service throughout LP, to its residents.
(1/27/15 at 9:19 am)

Thanks for making the voting process so easy!
(1/27/15 at 7:42 am)

Certified by:



James B. Claiborne
Vote-now.com LLC

Vote-now.com LLC
13245 Atlantic Blvd.
Suite 4-358
Jacksonville, FL 32225 USA

Phone: 866-874-7098
Email: JClaiborne@Vote-now.com
Web: <http://Vote-now.com>