

LEGACY PARK COMMUNITY ASSOCIATION – BOARD OF DIRECTORS MINUTES

March 16, 2006

Attendance:

Daryl Kidd	David Kirkland	Jeff Miller	Mike Riedesel
Mike Sesan	Lisa Neff	Tara Douglas	Joanne Weaver
Tina Shambaugh	Angela Paine	Klaus Huggle	Ron Conroy
David Hardegree	Michele Poole	Mary Ellen Tulper	Doug Tulper
Adam Regelsky	Stephanie Taney	Randy Neff	Gina McNew
Trasey Welton	Chris Giordano	David Contreras	Brandi May
Peter McHugh	Jackie Kidd	Lisa Degirolamo	John Nunez
Rita Cymbalista	Richard Bracken	Joe Marbury	Susan Westbrook
Sandy Carlberg	Cathy Lacy		

Open Regular Meeting – Daryl Kidd, President opened the meeting at 7:30 p.m.

1. Review of Meeting Minutes

The following meeting minutes are approved as written, with exception to the Annual Membership meeting minutes which will be corrected to reflect the elected board members:

January 19, 2006 – Regular Board Meeting

January 31, 2006 – Special Called Board Meeting

February 7, 2006 – Annual Membership Meeting

February 12, 2006 – Board Organizational Meeting

2. Committee Reports

Town Council – Chris Giordano reported that the new officers of Town Council are Tina Shambaugh, Brandi May and Michele Poole. An overall coordinator will be chosen for the Neighborhood Watch Program. Michele Poole presented a proposal for a concession stand project allowing various groups to fundraise. Minutes & proposal attached.

Landscape Committee – Angela Paine reported on the 2006 landscape upgrades. David Hardegree reported that the committee will be moving forward with getting plans for renovations at the tennis and pool areas, and the Highcroft entrance. Minutes attached.

Pack 002 – Minutes Attached.

Insurance Committee – Sandy Carlberg reported a meeting will be held with an insurance agent later in the week.

Woman's Club – Gina McNew reported on the upcoming events.

Committee Appointments – Daryl Kidd reported on a new structure for committees and the HOA in that all committees report directly to the property manager who in turn will report to the Board.

A Motion was made by Mike Sesan to adopt a new structure for committees in that a committee chairperson will be appointed by the board and that person will select 4 other core members by working with the property manager; however, additional members maybe on the committees. The committee chairpersons will report directly to the property manager. Motion approved 3 – 1 with 1 abstention.

A Motion was made by Mike Sesan to recognize Angela Paine as the Landscape Committee chairperson. Motion approved 5 – 0.

A Motion was made by Mike Sesan to acknowledge Tina Shambaugh as the Town Council President. Motion approved 5 – 0.

A Motion was made by David Kirkland to acknowledge Stephanie Taney as the Tennis Committee chairperson. Motion approved 3 – 0 with 2 abstentions.

A Motion was made by David Kirkland to have an Elections/Ethics Committee with the appointment of David Contreras as the committee chairperson. Motion approved 4 – 0.

A Motion was made by Mike Sesan that Gina McNew will become chairperson of the Communications Committee for Legacy Park; encompassing a committee of four people that will be responsible for the website, message board, communications in the Herald. Motion approved 3 – 2.

A Motion was made David Kirkland to reactivate and revamp the Survey Committee with Chris White as the chairperson. Motion approved 3 – 2.

A Motion was made by Mike Sesan that the Finance Committee will consist of a chairperson and 4 people that will work in conjunction with the Treasurer and the Legacy Park CPA and appoint as the finance chairperson Doug Tulper. Motion approved 3 – 2.

A Motion was made by David Kirkland to appoint Susan Westbrook as the chairperson of the Amenities Committee. Motion approved 5 – 0.

A Motion was made by David Kirkland to acknowledge Tony Taylor as the chairperson of the Environmental Committee. Motion approved 4 – 1.

A Motion was made by Jeff Miller to appoint Richard Bracken as the Activities Committee chairperson. Motion approved 5 – 0.

A Motion was made by Jeff Miller to appoint Sandy Carlberg as Insurance Committee chairperson. Motion denied 2 – 3.

A Motion was made by David Kirkland to acknowledge that the President of the Board be the office liaison. Motion approved 2 – 1 with 1 abstention.

3. Activities Report– Tara Douglas

Tara reported on the recent events, including, a baking class for teens at Legacy Perk; the US Play Lock-in is rescheduled for August 19th, the Not So Extreme Makeover at Truett & Company. She further discussed upcoming events including the Survivor Challenge and Community Garage Sale.

4. Management & Grounds Update

Modifications/Violations – The Modification Committee reviewed 24 applications in March, 18 were approved and 6 were either denied or denied with comments.

Projects: The tennis court drainage repair will be completed the week of March 20th, resurfacing of the courts 1, 6, 7, 8, 9, 10 and 11 will begin once a color scheme is chosen. All companies do not see the need to use “perma-flex” on the court at this time. Upon recommendation of the Tennis Committee and the Tennis Pro, Lisa Neff recommends that the tennis courts be painted green and the surrounding area painted tan. Lisa reported that the tan may be able to be darkened.

Mike Sesan made a Motion to paint the 7 tennis courts that are to be resurfaced green and tan. Motion approved 3 – 1 – 1 abstaining.

Georgia Power will be installing new light fixtures at the main pool, new gates at the Winterthur and Quiet pools will be installed, all pool decks and houses will be cleaned and the Lullwater house will be painted. All the doors at the main pool house have been replaced, new pool furniture is ordered and some is being refurbished. The playground equipment is being cleaned and re-stained and the mulch is being refreshed. Mulch has been added to the beds on along the circle and pine straw is scheduled to be installed. The Town Green, baseball field and amphitheatre has been aerated; all turf has received week killer and fertilizer. Prime Construction has provided a drawing and proposed costs for an addition to the main pool house. Baseball field mix is scheduled for installation; 2006 Amenity Stickers & Decals will be mailed prior to the end of March; we investigating new and used trailers for sports equipment.

At the request of Lisa Neff, a Motion was made by Mike Riedesel to allow the property manager to spend \$3,100 for sign posts for the “no parking” signs around the circle. Motion approved 3 – 0.

5. Treasurer Report

Financial Update – See attached report presented by David Kirkland.

Delinquencies – Current delinquencies for Northgate are \$52,597.20 and Legacy Park delinquencies are \$249,446.48.

6. Unfinished Business

Amenity Policies – Suspension of Privileges – Members under the age of 12 will be permitted to play in Legacy Park sport activities as long as a payment plan has been established.

Amenity Policies – Non Resident Sport Participants – Daryl Kidd requested that the issue relating to the non-resident sport policy be looked at by the Town Council.

7. New Business

North Cobb Homeowners Coalition – David Warner reported on the progression of the Home Depot location on Cherokee Street.

Legacy Park Message Board – A Motion was made by David Kirkland to suspend the message board pending a recommendation from the Communications Committee. Motion approved and action prior to meeting is ratified 3 – 2. It is legal to ratify this action at the board meeting.

Jeff Miller wanted to put on record that he is totally against what the three board members did as far as closing down the board without going through the proper procedures as directed in our by-laws as a legal document.

Mike Sesan disclosed that his income for investments is 40% of .10% of the amount of the Certificate of Deposit for a 3 month certificate.

Daryl Kidd adjourned the meeting at 10:00 p.m.