

MINUTES

LEGACY PARK COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS REGULAR MEETING MARCH 20, 2008

Attendance:

Allen Massey	Deacon Robert Henry	Kim Gallo
Mike Sesan	Doug Tulper	Chris Gallo
Tom Cavanaugh	Mary Ellen Tulper	Ken Hall
Michael Shambaugh	Randy Stephens	Janice Stolle
Lisa Neff	Sharon Resultan	Richard Bracken
Joanne Weaver	Klaus Huggle	Brandi May
Tina Shambaugh	Chris LaPierre	
Trasey Welton	Joe Marbury	

Open Regular Meeting – Allen Massey at 7:07 p.m.

Tom King, Secretary, was absent from Regular Board Meeting.

1) Approval of Meeting Minutes – Tom Cavanaugh

Motion made by Tom Cavanaugh to approve the following minutes as written:

February 21, 2008–Regular Board Meeting – **Approved Unanimously 3 – 0**

February 21, 2008 – Executive Session – **Approved Unanimously 3 – 0**

March 11, 2008 – Board Planning Session – **Approved Unanimously 3 – 0**

2) Treasurer Report – *see attached report submitted by Tom Cavanaugh.*

3) Committee Reports

- a) **Rental Committee** – Janice Stolle reported that the committee met in March and has submitted to the Board an addendum for leasing homes in Legacy Park. The committee is also working on a mission statement and a new committee name.
- b) **Tennis Committee** – The Tennis Committee reported that they have started their ALTA season; and would like to talk about building a Tennis Pavilion with the Board.

4) Activities Report – Trasey Welton

Trasey Welton reported on current/upcoming events within Legacy Park as well as progress on the 2008 Directory and 2008 event sponsor packages.

- 3/22 – Eggstravaganza
- 4/4 – Activities Meeting
- 4/19- Family Campout
- 4/19 – Men’s Night

5) **Property Report – Lisa Neff , Tina Shambaugh & Joanne Weaver**

- a) **Appeals** – after considering all the evidence presented on the appeals listed below, the board made the following rulings:
1. **4306 Sentinel Place** – Modification Appeal Denied.
 2. **2410 Brookgreen Commons** – Appeal is Denied. **Motion 2008-008:** A motion was made by Allen Massey to put a hold on all fines until the Board has opportunity to discuss the “Commercial Vehicle” definition. **Approved Unanimously 3-0.**
 3. **4217 Claremont Terrace** – Granted 60 day extension.
 4. **4049 Palisades Main** – 60 day extension to remove current gas lamp in front yard and replace with appropriate gas lamp.
 5. **4244 Sheffield Court** – Granted 90 day extension.
 6. **2317 Holden Way** – Appeal to remove fines was approved.
 7. **4185 Gramercy Main** – Appeal to waive \$525.00 fine denied.
 8. **2556 Fairlawn Downs-** The Board agreed to reduce the fine to \$250.00.
 9. **4000 Annandale Main-** The Board will discuss this appeal in Executive Session.
- b) Joanne reported that Covenant Enforcement currently has one hundred four opened cases and has sent eighteen invoices. Twenty-two modifications were reviewed in March and there were nine appeals.
- c) Property Report – *see attached report submitted by Lisa Neff.*

6) **Old Business**

- a) **Community Center Update** – *see attached from Lisa Neff.*

7) **New Business**

- a) **Committee/Board Liaisons** – *see attached list approved by the Board..*

Motion 2008-009: The following motion was made by Michael Shambaugh:

The Board would like to officially form a Covenants Committee. **Motion Approved Unanimously 3 – 0.**

Motion 2008-010: The following motion was made by Michael Shambaugh:

To appoint David Kirkland as the chairperson of the Covenants Committee. **Motion Approved Unanimously 3-0.**

Motion 2008-011: The following motion was made by Michael Shambaugh:

The Board would like to officially form a Legacy Park Marketing Committee. **Motion Approved Unanimously 3-0.**

Motion 2008-012: The following motion was made by Michael Shambaugh:

To appoint Brandi May as the chairperson of the Marketing Committee. **Motion Approved Unanimously 3-0.**

Motion 2008-013: The following motion was made by Tom Cavanaugh:

To form a committee to investigate adding water features to the main pool and handicap access to the main pool. **Motion Approved Unanimously 3-0.**

Allen Massey adjourned the meeting at 8:27 p.m. to Executive Session.



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

Board of Directors Regular Meeting

Thursday, March 20, 2008

Agenda

- 7:00 **Call to Order – Allen Massey**
- 7:05 **Approval of Meeting Minutes – Tom King**
 - February 21, 2008 – Regular Meeting*
 - February 21, 2008 – Executive Session*
 - March 11, 2008 – Board Planning Session*
- 7:10 **Treasurer Report – Tom Cavanaugh**
- 7:15 **Committee Reports**
- 7:20 **Activity Report – Trasey Welton**
- 7:25 **Property Update**
 - a. Appeals*
 - b. Covenant Enforcement – Joanne Weaver*
 - c. Management Report – Lisa Neff*
- 7:45 **Old Business**
 - a. Clubhouse Update*
- 7:50 **New Business**
 - a. Committee Board Liaisons*
 - b. Covenant Committee*
- 8:30 **Adjournment to Executive Session**
 - a. Personnel*

FINANCIAL UPDATE

February 29, 2008

SunTrust Checking	\$497,415.79
SunTrust Savings	\$70,895.00
SunTrust Impressed Account	\$1,000.00
PayPal Account	\$191,158.76
Edward Jones Investments	<u>\$1,171,030.74</u>

Actual Cash on Hand 02/29/08 **\$1,931,500.29** [1]

Operating Income/Expense:

	02/01 - 02/29 <u>Actual</u>	02/01 - 02/29 <u>Budget</u>	02/01 - 02/29 <u>Variance</u>	1/1-12/31 <u>Year-To-Date</u>	Year-To- Date <u>Budget</u>
Total Income	\$146,104.95	\$228,612.00	(\$82,507.05)	\$808,081.09	\$711,422.00
Total Expenses	<u>\$90,288.27</u>	\$103,846.12	\$13,557.85	\$175,532.27	\$236,582.04
Net Income/(Loss)	\$55,816.68	\$124,765.88	(\$96,064.90)	\$632,548.82	\$474,839.96

[2]

Operating Cash:

Actual Cash on Hand as at	01/01/08	1,316,817.48	
Operating Net Income/(Loss) as at	02/29/08	632,548.82	[2]
(+/-) net pre-paid assessments as at	02/29/08	<u>(4,216.46)</u>	*
		1,945,149.84	
Less Capital improvements as at	02/29/08	<u>(13,649.55)</u>	
Operating Cash on Hand as at	02/29/08	1,931,500.29	[1]

Reserve Fund (Repair & Replacement)

Total Cash Available as at **02/29/08** **1,631,500.29** [3]

* Net pre-paid assessments calculated 12/31/2007 6,201.71

2/29/2008 1,985.25

* 4,216.46

Projected Cash:			
Available Cash as at	02/29/08	1,631,500.29	[3]
Budgeted Yearly Income	1,299,686.00		
Original Budgeted Yearly Expense	2,203,472.00		
Addtl 2008 Budgeted Expenses Approved*	<u>1,000.00</u>		
Total Budgeted Yearly Expense	2,204,472.00		
		<u>Budgeted Projection</u>	<u>Budgeted vs. Actual</u>
Remaining Budgeted Income 2008		588,264.00	491,604.91
Remaining Budgeted Expense 2008		1,555,635.96	2,015,290.18
Available Net surplus/(loss) as at	02/29/08	<u>664,128.33</u>	<u>107,815.02</u>
Assessment Delinquencies:			
Legacy Park			
assessments	180,906.24		
interest & late fees	33,646.03		
attorneys fees	28,243.93		
violation fines	46,803.24		
Admin.fees	200.00		
Initiation fees	1,760.00		
<i>sub-total</i>	<u>291,559.44</u>		
Northgate			
assessments	46,849.89		
interest & late fees	9,742.54		
attorneys fees	13,379.29		
violation fines	0.00		
Admin.fees	0.00		
Initiation fees	0.00		
<i>sub-total</i>	<u>69,971.72</u>		
Totals			
assessments	227,756.13		
interest & late fees	43,388.57		
attorneys fees	41,623.22		
violation fines	46,803.24		
Admin.fees	200.00		
Initiation fees	1,760.00		
<i>Total of both communities</i>	<u>361,531.16</u>		
Assessment delinquencies as a percentage of budgeted income	<u>17.52%</u>		

March Property Management Report

HOA Items:

- For 2008, the HOA has collected **\$490.00** in non-resident sport participation fees.
- For 2008, the HOA has collected **\$150.00** in vending machine proceeds.

Amenity Monitoring:

- Beginning March 30, we will have a security guard working full-time throughout the summer. The week of spring break we will have 1 full-time and 1 part-time security guard on property.
- Police will continue to work Friday, Saturday and Sunday nights, their times will be adjusted as needed.

Communications:

- We are working on developing a policy regarding the newsletter advertising, article submissions and sponsorships – Trasey Welton will be working on this project.
- We are also working on advertising on the website without taking away from sponsorships – Trasey Welton will be working on this project. Does the board have an opinion on this matter?

Playgrounds:

- Recreation Station has continues monthly inspections and is repairing all necessary safety issues.
- The Olmsted play set is finally complete and looks awesome.
- The mulch will be refreshed at all the playgrounds next week.
- The Lullwater 1 ladder that was damaged last fall will be replaced next week.
- A new toddler play set will be added to Kentmere during April.

2008 Projects & Maintenance:

- The mulch installation will be done in the next few weeks.
- A new sign is being installed for the Picnic Grove.
- We have made applications for all pool permits, except the mushroom pool. Cobb County has recommended keeping mushrooms and slides closed this season due to the drought.
- 75 pool lounges are in the process of getting re-strapped and new chairs and other pool accessories are being ordered.
- The amenity package information will go out in the mail next week to the owners in good standing. We did not order the parking decals this year in anticipation of the parking lot being renovated. We will have armbands for the people at the swimming pool after they show their ID to the guards. We will begin charging for replacement IDs. We want to avoid the influx of residents who forget to bring their ID to the pool and want to come down the office daily to get a new pass to get in the pool.
- We are replacing a part of the pump at the main pool; the work should be completed in the next 2 weeks.
- The flag pole will be installed next week.
- We are getting bids for painting sign poles in the neighborhoods and the white curbs along the circle.

- As requested by the Board, Aquaterra Engineers have developed a parking lot plan to be discussed with the City of Kennesaw. You have a couple of variations of the parking lot in your packet, with the 1st one being the most parking spaces attainable and the 4th being the version that impacts the amphitheatre grounds the least. We are somewhat concerned that the parking lot will replace a lot of the open area at the amphitheatre and really impact the events that are held at that amenity.
- While I have not been involved extensively with an improvement to the Tennis Pavilion, it is my understanding that we will have at least 3 bids to compare for a project in that area.

Community Center Update:

The walls of the community center have been poured and backfilling has been completed. The sewer lines have been connected and the water is back on at the main pool house. New gravel has been poured in the trail from the parking lot to the tennis courts.

The slab is scheduled to be poured on Friday and they expect to begin framing a week from Monday – on March 31st.

Scheduled to happen in April:

Framing, exterior trim & siding; set windows and doors; install roofing & shingles; plumbing rough-in; rough HVAC; electrical rough-in; security rough-in; framing inspection; insulation install & inspection; drywall install.

The exterior should be completed prior to the pool opening and should not impact the main pool area.