

LEGACY PARK COMMUNITY ASSOCIATION – BOARD OF DIRECTORS MEETING MINUTES

SEPTEMBER 15, 2005

Attendance:

Jim Bitner, Daryl Kidd, Jeff Miller, Mike Riedesel, Mike Sesan, Lisa Neff, Joanne Weaver

See Attached Sign-in List

(21 homeowners)

Open Regular Meeting – Jim Bitner opened the meeting at 7:35 p.m.

1. Review of the Minutes

A Motion was made by Jeff Miller to waive the reading of the minutes of the Regular Board Meeting held on August 18, 2005, and approve the minutes as written.

Minutes approved 4 – 0.

2. Committee Updates

Amenities Committee – No new report provided.

Communications Committee – Mike Riedesel reported that the website has been updated on ways to help Hurricane Katrina victims.

Elections Committee – Mary Lee Tripoli reported that the committee is working on an election time-table for the 2006 election – *minutes attached*.

Environmental Committee – No new report provided.

Landscape Committee – David Hardegree reported that the Request for Bid for the 2006 maintenance contract was sent to potential vendors. High Grove Partners has been chosen to plant the fall flowers.

Survey Committee – Bob Gossman reported that the survey committee is ready to move forward with presenting questions to the survey company.

Tennis Committee – No new report provided.

Town Council – Chris Giordano reported on the September meeting and the fact that the Kennesaw Police officer was not able to attend to speak on a Neighborhood Watch Program. Chris reported on the upcoming new resident social on September 23.

Woman's Club – Gina McNew reported that the regular meetings will begin again on September 30.

3. Activities – Joanne Weaver

Joanne reported on the upcoming events – New Resident Social, Men's Night, Family Campout, Pumpkin Festival, Family Feud Game, and Oktoberfest.

4. Management & Grounds Update – Lisa Neff, Property Manager

Appeals – None at this time.

Modifications/Violations – The Modification Committee received and reviewed 16 applications in September, 14 were approved and 1 was denied, and 1 is pending further information. Joanne reported that she has started on the violation process for the neighborhoods.

Capital Improvements and Projects:

Completed Projects: All the street signs, light poles, guardrails and curbs at intersections have been painted. The dugout roof and slabs have been completed and benches are on order. The handrail in the Annandale playground has been completed and will be stained. Drainage repairs to the road have been completed and the landscaping has been refreshed.

Projects in Process: The application for a Land-Disturbing Permit was filed on September 15 for the basketball and volleyball courts that were installed in 2004. The trail repair is 90% complete. Lighting at the monuments are still be repaired. Pine straw has been installed at most playgrounds and will be at all playgrounds by end of September. Signage will soon be ordered for rules for all the playgrounds. 2006 Budget is in the process. Mailbox painting will be offered again for \$20.00. The security camera proposals have been received and given to Officer Luther of the Kennesaw Police Department. A proposal for the lighting from Georgia power is forthcoming. A work order has been placed with Georgia Power to have the street and trail light poles painted.

Daryl requested that the minutes reflect his concern about the trail repair. Before the trail repair began, he had inquired about an “add-mix” that can be added to the trails during the repair and the HOA proceeded without a plan for the “add-mix”.

5. Old Business

Tennis Court – Amenity Area Proposals – A Motion was made by Jeff Miller to authorize Lisa, with Sid Howell’s guidance, to choose a civil engineer and move forward with doing the civil engineering and getting bids for completing the final construction on the tennis court area drainage. E-mail will be utilized to communicate the drainage repair process with the board members. **Motion approved 5 – 0.**

Clubhouse Telephone Survey Proposals – General questions will be submitted to the board to be included in the survey.

Reserve Study Update – Jeff updated the board concerning the meeting with Jack Housel. The final reserve study should be completed soon.

Insurance Issues and Policies – A Motion was made by Daryl Kidd to approve a Dangerous Activities Policy as presented to the Board. **Motion withdrawn by Daryl.** A substitute Motion was made by Daryl Kidd to attach a letter from the HOA’s attorney regarding dangerous activities and other liability issues to the minutes. **Motion withdrawn by Daryl.** Additional information will be provided at the next planning session.

6. New Business

Parking Lot – The Board is working on collecting bids for proceeding with building a parking lot as zoned with the City.

Tennis Courts – Safety issue regarding lights. Lenses will be cleaned as soon as possible.

7. Financial Update – Jeff Miller, Treasurer

Financial Update – Jeff Miller reported that at the end of August, we had \$1,497,737.09 cash on hand.

Delinquencies – Current assessment delinquencies for Northgate are \$16,367 and Legacy Park delinquencies are \$57,393.

Jim Bitner adjourned the meeting to executive session at 9:55 p.m.

