



Legacy Park Community Association, Inc.

A Georgia Nonprofit Corporation

Board of Directors April Planning Meeting 6:30 p.m.

Tuesday, April 9, 2019

Call to Order at 6:30 PM Present: David Bailey, Lisa Campbell Harper, David Kirkland, Karl Phillips, Mike Sesan, Lisa Neff, and Joanne Weaver

The Board adjourned to Executive Session at 6:35 p.m. to meet with Jay Lazega, Esq. concerning Board/HOA responsibilities.

The Board adjourned Executive Session and returned to Planning Meeting at 8:15 p.m.

Presentation

- **16u Soccer Team** – Roger Edwards presented a proposal to start a 16U boys soccer team in Legacy Park that will be a part of the Georgia Soccer league. Lisa will contact the HOA's insurance agency regarding any liability issues.

Old Business

- **Tennis Dues Process** – Joanne provided an update on how Bentwater and Bridgemill handle tennis club dues. We will continue to review the tennis club dues payments and work on stream-lining the process.

2019 Projects

- **Landscape Project Updates** – Lisa provided an update that the irrigation on the Circle has been completed from the entrance to Carillion and Annandale to Gramercy. The vendor still needs to complete Bellingrath to Lullwater on the inside of the Circle. The sod is scheduled for mid to late May. The Board approved the Summer flowers and they will be planted at the end of April.
- **Painting Update** – Lisa provided an update that all the painting projects: the three pool houses, Amphitheatre, Bandstand, Bell Tower, Tennis Pavilion, three sign boards, Lullwater pool bathroom floor and renovations to the Winterthur Pool bathrooms have been completed except the handrail and plumbing at Winterthur and tennis pavilion closet.
- **Tennis Court Update** – Lisa provided an update that the LED lights have been ordered and will take 7-10 days to arrive. The court resurfacing and fence repairs have been completed. The replacement of the wall by court 1 will be complete by mid-April.

New Business

- **HVAC Replacement @ Main Pool House** – Lisa reported that the air conditioner at the Main Pool House does not work. It is an original unit from 1995 and will cost \$795 to repair it (not serviceable after this year) or \$4240 to replace the entire HVAC. David Kirkland made a motion to approve this additional expenditure. **Approved 5 – 0.**

Approved 04/23/19

- **Rental Committee** – The Board reviewed the recommendations made by the Rental Committee and tentatively approved the following for further review by the committee: increasing Admin fee to \$150; increasing the fine for signage for leasing/renting to \$500; mirror the City’s ordinance regarding the number of unrelated people living in a house; requiring that all people living in the house over the age of 18 must be on the lease; removing the requirement for social security numbers from current leasing regulations; and, adding clarification that there is no sub-leasing, air BNBs, partial house rental, etc.
- **Landscape Committee** – The Board reviewed the Landscaping Committee Mission and Charter presented by Lisa Campbell Harper. She will revise some of the duties and responsibilities related to discussions with contractors, quarterly walk around and report to the Board, and reviewing landscape plans for private properties in the community.
- **Welcome Committee** – Lisa will work with the committee to get a schedule of dates so that Hutcheson will be able to provide plants/flowers when the committee greets new homeowners at their house.
- **Amenity Security** – Lisa and Joanne reviewed concerns raised regarding the courtesy patrols checking IDs on Common Property. The rule that no one under age 12 is permitted on common property without adult supervision is a result of guidelines approved by the Fair Housing Act. The Board requested a meeting with Ryan Cobelli regarding the APP to determine if the APP ID can be used as a resident ID.
- **Closing Letter Fee** – Lisa reviewed with the Board the HOA’s fee for a closing letter for the seller is \$75 and is paid at closing. If a closing does not happen, we do not collect the fee. Most associations charge a larger fee and require payment upfront for the letter.
- **Vandalism on Trails** – Lisa provided an update on the vandalism to trees along the disc golf course that were painted. Hutcheson will use pruning paint to cover the obscene paint. The HOA will ask the KPD to issue criminal trespass warrants for anyone involved that does not live in Legacy Park.

Approval of Minutes

- Mike Sesan made a Motion to approve the following meeting minutes as written: March 26, 2019 Regular Board Meeting and March 26, 2019 Executive Session Minutes.
Approved 5 – 0.

The Board adjourned to Executive Session at 9:45 p.m. to discuss legal and personnel matters.