

Heritage Lake Subdivision
HOA Board of Directors Meeting Minutes
Fayetteville, Georgia
December 19, 2011

ATTENDEES: Pat Spears, President; Dolores Burguet, Vice President; Ryan Westafer, Treasurer; Jim Lassiter, Secretary; Joann Henderson, Member

LOCATION: HOA Club House

MINUTES APPROVED: Approved by email vote, January 9, 2012

I. Call to Order – Pat Spears, 6:14PM

II. Approval of Minutes – Minutes of November 14, 2011 approved, as amended.
Motion to approve made by Pat, second by Joann, unanimous.

III. Budget and Financial Report – Treasurer Ryan Westafer reports. 2012 budget remains under review. Following discussion it was agreed that monthly financial report to the Board will henceforth be a Budget Review. At each monthly Board meeting the Secretary will present a review of the Budget to include what has been spent so far in the budget year, upcoming expenses, and what will remain in the budget at the end of the budget as of the date of the review.

IV Old Business

1. **HPMS Contract** – Joann reported on the experience of a Riverdale HOA who had contracted with HPMS. Pat and Joann to meet with BB&T Bank representative Barry Coleman Friday, December 23 to initiate BB&T handling of our administrative and financial activities.

V. Foreclosures: There are no more than three foreclosed properties in HL.

VII. Delinquencies and Assessments – Approximately 15/91 properties are delinquent in paying their HOA dues.

VIII. Open Discussion

1. **Fence and Tree Removal at 195 Heritage Lake Drive** – Discussion. **ACTION:** Pat to call City code enforcement regarding fences backing to water. Joann and Jim to contact Architecture Control Committee (ACC) Chair Mr. Ed Dean regarding ACC approval of fence and tree removal at said property. Jim to research covenants. All to report back to Board via email. Dolores to place tree-cutting on violations report.
2. **Lake Dredging Project** – Discussion. With the termination of HPMS and current financial shortfalls, Board has decided to table the Lake Dredging Project until June 2012.
3. **New HOA Blog** – Jim and Ryan to work on a new HOA Blog replace current blog as a cost-cutting measure.

IX. Next Meeting – Annual HOA Community Meeting, Monday January 09, 2011, 6:00PM

X. Meeting Adjourned: 8:15PM