

Heritage Lake Subdivision
HOA Board of Directors Meeting Minutes
Fayetteville, Georgia
April 2, 2012

ATTENDEES: Pat Spears, President; Jim Lassiter, Secretary; Joann Henderson, Member; Jemal Douté, Member of the Clubhouse/Pool Committee and Architecture Control Committee

LOCATION: HOA Club House

MINUTES APPROVED: Approved at May 14, 2012 meeting.

I. Call to Order – Pat Spears, 6:31PM

II. Approval of Previous Meeting Minutes – The last Board Meeting was held in February 2012. It was called to address vandalism damage that had been done to the Club House. **ACTION:** Pat will provide Secretary the agenda from the meeting. New carpet for the Clubhouse and new pool deck chairs were approved at the meeting.

III. Budget and Financial Report – Treasurer Ryan Westafer not present. **ACTION:** Pat will provide Secretary with copy of HOA Dues Report to be converted to PDF and filed. It was reported that Ryan was preparing and EDGE-like (financial?) report on Quicken. Financial Report by Ryan postponed.

IV. Landscaping

1. New contractor, Patrick Lawn and Landscaping, doing well. Broken sprinkler head fixed
2. Pine trees cut at 245 HLD without ACC approval. **ACTION:** Jim draft a letter regarding covenant violation. NOTE: County compliance does not preclude HOA covenant compliance. **ACTION:** Jim to research HOA covenant fines and report back to Board via email, and list fines in next HOA newsletter.
3. Flowers bought by Pat and Patrick have been purchased and planted in front of pool.

V. Pool

1. New carpet placed in Clubhouse. Ten new pool deck chairs have been purchased and are being stored in Joann's garage.
2. Pool cover to be removed second week in April.
3. Pool deck to be painted third week in April.
4. **POOL OPENS:** Saturday, May 26, 2012. Mention made of possibility of serving hot dogs and pizza on that day.

VI. Security

1. Jamal recommends two dummy security cameras to be placed in pool area. Four real motion activated cameras require internet and DVR. **ACTION:** Jamal will get estimates for the Board. Motion activated lighting discussed. **ACTION:** Jim to post new cameras in next newsletter.
2. Jamal suggests a "Google Group" be added to our HOA blog site to improve intra-community communication. Such would need an HOA email address. **ACTION:** Jim to work on Google Group and HOA email on blog.

3. Jamal recommends two No Trespassing signs be placed on front and rear of pool fence.

VII. Delinquencies

1. **Payment Plans For HOA Dues** – See attached form letter provided by Joann. **ACTION:** Jim to compare form letter to last page in BB&T coupon book. Pat notes that progress is being made to get community members off delinquency list.
2. **New Delinquency Letters** – Joann presented new drafts.

VIII. Open Discussion

1. 280 HLD, abandoned house, roof falling in. Minimal landscaping cleanup done in front of house.
2. **EDGE** – HPMS has closed us out. Pat working to get it reopened until our contract ends in June.
3. **Lake Dredging** – Jim says estimates are forthcoming.

IX. Next Meeting – No next meeting scheduled.

X. Meeting Adjourned: 7:52PM

ATTACHMENT

Heritage Lake HOA Consent Agreement