

Meeting convenes at 6:15.

Attending: Lisa Jones, Cheryl Ford, Charles Cox, Donisha Harrison, Debbie Pelfry

First item is appointing Donisha Harrison to the board by unanimous vote.

Total operating funds are \$33,982. Reserves are \$20,056.

Collections:

2 in foreclosure: Debbie explains current status: Alliance fired half of their staff. Debbie spoke at length with current staff today. She states that they have NOT been moving on our foreclosures. 304 and 505 are awaiting a judgement. The owners received notification this past week. They have been served. Debbie states that this next process should to take long, maybe a month or so.

The three others: at what point do we foreclose? 901 is close to \$8k, 503 is at \$7500, and not paying. 505 is currently at \$24k after making partial payment. Debbie explains that we place a lien automatically at \$2k, and that it takes almost 6 months before formal collections. Donisha asks at what point we turn off the water — there is no precedent, so refer to the covenants, which allows us to shut off water and deny parking at the units where we have judgements and deny parking as well. It is decided to go to foreclosure if three months pass after the lien is placed and the unit is still delinquent.

505 has been notified that we can and will tow the cars parked there. A letter was issued advising that rental was not authorized, and the owner owes fines for continuing to rent after receipt of that letter. These fines will be levied retroactively. All of the owners with judgements will be advised that we will cut off the water. Letters are going out tomorrow. This is 304, 505, 03, 901, 606.

606- “AAA Landholding Four” ? No dues paid in the year they have owned it. Question of if they are renting it out? Fines apply for unauthorized rental. They are over \$4k already.

Projects completed:

Windows sealed at 103, stucco sealed to the foundation: roof and interior at 206 - water damage repaired; 105 = water leaks and stairs; rodent control at 200 and 300 buildings; Circuit breakers in all its good- no recalled breakers found;

Letters were sent out concerning use of grills on decks.

Open projects:

306 - unauthorized basement remains, broken key in compactor, camera desired at compactor, postal lockers missing locks, storm drain needs to be rebuilt, 103 water leak/stucco issue, standing ground water in street between 800 and 900 buildings

306 - currently owes \$1600- will have a lien due to fines soon; Debbie will consult our attorney to see what our options are for restoring the original foundation - code enforcement is an option ONLY if it does not expose the HOA to any liability.

Cameras: Debbie has two cameras, but we have been waiting for Arturo to return to work.

Lisa says that she has found another good, reputable, reasonable company if we need tree trimming .

Debbie says that Gray is ready to fix the storm drain - she will call him tomorrow.

Leak at 800/900 - Debbie has two other estimates lined up.

200 building: Debbie sent someone to inspect the vents - the owners (Margaret and Liz) would not let him

in, even though he returned twice. So we are at a standstill. Debbie will try again.

New Projects:

Unanimous yes votes on required repairs at 301, 501, and 701 today - total of \$2700 in repairs (roofs vents)

New tree company on call if needed - work at pool and 200 planned

Pool opening planned for May 07.

NOTE: Roofs on 1,4,7,9,10 replaced in January of 2014.

Donisha notes that we have several stretches of fence with lattice that is broken, or warped, or leaning out of the frame. Lisa will walk the property to check on the fences and the hedges next to them. This might make a new project.

Streetlights discussed - there are several which are apparently not working properly. We will investigate and report to Ga Power where we find problems.

The HOA's lights at the Bridge do not seem to be all working.

The new landscapers do not appear to be regularly servicing the doggy stations. And one of them is broken. We will see if it can be repaired or if it needs to be replaced.

Meeting adjourns at 7:45.

