

Members Present- John Box, Bob Semisch, Marianna Rothschild, and Ed Riggins

Betty Case was unable to attend

Mary Carroll- Marquis Management

- I. OPEN MEETING—John Box
- II. APPROVAL MEETING MINUTES – Marianna Rothschild – March, 2010 minutes delivered via email. Minutes were approved.

III. OLD BUSINESS

- A. SIGNAGE: All present commended Bob on a great job with the new signage. Some signs still need to be replaced and will be. All signs have a one year guarantee.
- B. LANDSCAPING: Money was moved from the reserve accounts to cover the entrance and pruning of common ground. Some homeowners still need to be contacted yet about individual needs. Mrs. Carroll will work on this until all homeowner needs have been addressed. The irrigation system was shut down by Gibbs, but Kevin Stone from Gibbs came out and fixed it immediately. If this shut down causes any damage to new planting, John will make sure that Gibbs replaces the affected plants. The water plug at the entrance needs to be protected. Kevin Stone is our main contact with Gibbs. Hugh Cooper from Gibb's will come to board meetings with Peter Copses on May 17, 2010 and Sept 20, 2010 to discuss areas of concern.
- C. GEORGIA POWER: All work is complete but there was a dispute with an individual homeowner. No further information is available.
- D. MAILBOXES: All orders are complete; homeowners can still contact Global Home Products at 770 409-8292 to replace a mailbox.
- E. SEALCOATING: Three bids were submitted, but Mrs. Carroll said that two more are coming in. A decision on who will be contracted with will be made at the May meeting. The seal coating will be done during the summer.
- F. POOL IMPROVEMENTS: Pool furniture, with new paint and strapping, should be returned at the latest by May 2 according to Mrs. Carroll. The pool is due to open on May 1, 2010.
- G. TIMBERS AND DRAIN AT POOL: Mrs. Carroll said that drain should be complete, and Mr. Amey will have the walkway completed this week.
- H. POOL HOUSE ADDITION-?
- I. PRESSURE WASHING CURBS AND GUTTERS: This will be done after the seal coating. Mary Carroll will also get estimates for individual homeowner's driveways to be pressure washed. Bob will check with a contractor that he has worked with to get estimates for resurfacing or staining driveways. As with the mailboxes, each homeowner would pay the company directly, if they choose to have the work done.
- J. LIGHT HEADS FOR STREET LAMPS: Mrs. Carroll will get a price to replace all fourteen light heads on our street lights so that they have a uniform appearance. Bob said that the new lights are better than the existing ones. They will have the copper tops that the present larger ones have. The lamp poles will remain the same.

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IV NEW BUSINESS

- K. PLUMBING ISSUES: Mrs. Carroll will get a map from Stasco of where all the major lines are located. If there is a leak, the homeowner should call the plumber to have it repaired. If it is determined that the leak is on common property, the Association will reimburse the homeowner, or the individual can stop the repair and notify the Association to have the repair made by the appropriate company. If the leak is obviously in the middle of the street, the Association would make the call and pay for the repair. If the homeowner is not at home, the Association will arrange for the repair, but the homeowner would get the bill.
- L. COMMUNICATION: A letter to new homeowners giving the web address and introduction to board members as well as temporary coupons for monthly dues will be written by Marianna and submitted to the board for approval. This letter would go out from Marquis Management. A form letter to vendors with complaints or concerns will also be written by Marianna and submitted to the board for approval.
- M. NEWSLETTER: Bob will submit receipts for the copies of the newsletters and information on signs/mailboxes that he has sent to homeowners at approximately \$800. All approved.
- N. FINANCIAL ANALYSIS: What is the purpose of it? This will be on May's agenda.
- O. REAL ESTATE MARKET ANALYSIS: Alana Gilmore will present her findings at the board meeting in June.
- O. May 16, 2010 -Sip N Dip- Gibb's will try to have the pool area pristine.
- P. Open pool- May 1, 2010

V. ADJOURN MEETING- Meeting adjourned at 7:40.