

## **Minutes of Coca Lake Homeowners Association Board Meeting**

December 7, 2009

**Members present:** George Averill, Gerald Carey, Eric Hansen, Lamar Hutcherson, John Mitchell, Hoyt Raymond, Tammy Segura, Brian Sillitto. **Absent:** John Latimer.

President Gerald Carey convened the meeting at 6:35 pm at the Carey residence.

Minutes of the October 2009 Board meeting were approved as presented earlier by Secretary.

### **REPORTS**

**Pool & Tennis Committee** (G. Averill): Reviewed several repairs made since October meeting, to include: replacement of a water pump, filter and electrical switch. Lawn furniture has been stored, but several items are beyond repair. Board decision to replace one table but defer replacement of 7 chaises. Signage has been added to tennis courts, identifying Association member responsible for this area, with name and phone number.

**Financial** (J. Underdown): Reviewed status of Association finances for Oct, Nov and projections for 2010. Draft 2010 budget discussed, minor adjustments directed and revised version to be distributed by accountant. Highlights: \$76,049.60 (91%) collected in dues from Association members for 2009. Association is under budget through November (\$6,374.84) and have \$56,354.26 cash in bank. This sum includes \$4,600 in prepaid dues for 2010. (See handout)

**Lake Committee** (G. Carey): Beaver relocation operations are underway.

**Covenant Compliance Committee** (J. Mitchell): Description of letters sent to 4 homeowners with non-compliant fences or buildings. Discussion of each case and current disposition of the case.

**Architectural Control Committee** (G. Carey): No activity since last meeting.

**Maintenance Committee** (H. Raymond): No activity since last meeting. Discussion of solutions for malfunctioning Christmas lighting at front entrance.

**Insurance Committee** : No report.

**Newsletter Committee:** (T. Segura) Will produce a winter issue, with reminders about proxy ballots and time/location of Annual Meeting.

**Old Business:**

E. Hanson reported a repair pending on sign post at Sweetwater/Sweetwater. Recent attempts to contact sign vendor unsuccessful; will try again.

G. Averill raised the issue of the house under foreclosure at the home at 39 Foxglove Court with the overgrown yard (discussed at October meeting). J. Mitchell agreed to follow up on information on owner's work location, in an effort to get permission to engage a lawn care company to clean it up and place a lien against the property for that expense.

Decisions were reached to proceed in seeking legal remedies in cases of three different noncompliant conditions (two buildings, one fence).

G. Carey explained the decision to seek proxies from those homeowners who will not attend the Annual Meeting (Feb 2<sup>nd</sup>, 2010).

**New Business:**

E. Hansen stated that Georgia Power would replace the damaged light pole on Little Bear.

Discussion of slate for 2010 Board; two members to be replaced (Hutcherson, Hansen). Board was appointed as "Nominating Committee," to produce candidates for next meeting. Homeowners will be invited to identify candidates as well (send names to Board members) through website and newsletter.

G. Averill recommended that we distribute an updated community map with streets and lot numbers noted.

L. Hutcherson raised the issue of Mediacom not being extended through the newest sections of the community. G. Carey will request Richard Waddell (developer) apply pressure to Mediacom to complete the cabling effort, in support of further development.

**Next BoD Meeting:** Monday, January 18th at 6:30PM at the Carey residence.

**Adjournment:**

Meeting was adjourned at 8:09 PM.