

The Lofts at Locust Hill HOA

2010 Board Meeting minutes

3/29/10

On March, 29th, 2010 at approximately 7pm the newly elected board members of The Lofts Association began their second meeting of the year. This was held at the home of Vice-President, Rhonda Baker.

The meeting was called to order by the Vice-President since the President was to be late. She went into the discussion of various issues regarding the association's accounts, attorney, and landscapers.

Brought to our attention, when the accounting system was moved from Quick Books to Peachtree, reconciliation was lost. As of February 2010, however, all accounts are reconciled and everything is correct and in order and the program is working just fine.

Next to discuss was the attorney, his fees, and small claims on past due accounts. Rhonda agreed to contact the attorney she had been working with to get a better quote of his fees, since an email she received and a contract given to us didn't match. Going by the contract, however, the Board agreed to do small claims ourselves (under \$1500) without a lawyer's help, since the fees seemed high for these cases. Past due accounts over \$1500, we as the Board agreed to use the lawyer for claiming this money from the owners. Rhonda said she is going to get more information about taking owners to small claims and how to put liens on past due accounts, especially accounts that are in the process of selling and haven't paid dues in quite some time. If Rhonda takes on these small claims, and needs to go to the owners houses outside of town, she will be reimbursed by the association for her travel.

Regarding the owner at 3049 Bonanza and the money he demanded from the association, dealing with his insurance from a roof fix, was settled. The association agreed at a payment of \$400. The check was written and is being sent to that owner.

The outstanding bills the association owed have been paid. Various payments were made by Rhonda, Corey, and Lora. And Rhonda told The Board that the payment was made to the city making our Board elections official on the city's website. Rhonda is going with Lora in the next few days to get the account signed over to her, so she is able to sign checks.

As a further discussion on the addition of a street light, from the previous meeting, the Board agreed that something is going to be done. Another vandalism occurred with boards being broken again behind the same set of houses on Bonanza. The members of the Board discussed putting barbed wire up, intertwining it between the boards, and replacing the broken boards again. Corey said he will purchase a "No Trespassing Sign" for the area, and be reimbursed by the association when doing so. The Board will look further into a price of a barbed wire installation at their earliest convenience, possibly within the next two months, for when the public schools let out for summer we anticipate more break-ins by the vandals.

Since the past meeting on February 22nd, a letter was mailed to the association about a city funded grant about sustainability in communities around Lexington. Brooke brought it to the board's attention that since the deadline was extended from March 31st to April 9th that The Board should apply. The project in consideration for our community would be a retaining wall for the units on the corner of Rio Dosa and Bonanza. Brooke agreed to contact the person in charge of the grant to get further information and to specifically ask if our proposed project would be applicable.

In following up to the meeting, Brooke has since contacted the person about the grant and was told our type of project would not be covered under this Sustainability Grant, but may apply to the Community Improvement Grant. This grant however is not accepting applications until July due to lack of funding from the city. The Board will keep this mind for the summer. Any landscaping needs would apply to the Sustainability Grant but a wall is needed for these units in order to keep any kind of sodding intact. So no further work is going to be done to those units until funds from our Association, for that type of landscaping issue, are higher.

Our last topic before adjourning was about the current landscapers, specifically their prices. Frye and Associates seem a little high but we don't have any other company to compare them to. Lora said she was going to contact a landscaper she knew and get his fees to compare. If they are in fact lower and he is willing to do business with us, we will go with him as the Association's main landscaper. The meeting was then adjourned and the next meeting is scheduled for Monday, April 26th, 2010.