

Friday, April 17, 2009

1. Quorum and Call to Order. The Glenleigh Homeowners Association (GHOA) Annual Homeowners Meeting was called to order by Scott Mitchell, Member of the Board of Directors (BOD), and Treasurer, at the Glenleigh Commons, Poolside, 7:00 PM, Friday, April 17, 2009. This action was based upon determination of a Quorum of homeowners (25% or 23 of 90 lot owners) present in person or by proxy.

2. Authority and Notification. In accordance with the GHOA Covenants, Exhibit 'D' (By-Laws), Article II, no more than 30 nor less than ten calendar days prior to the Glenleigh Annual Homeowners Meeting, required notification of the meeting, along with its agenda, budget and a proxy form was distributed to GHOA members and residents.

3. Roll Call. (Board of Directors, Officers, Activity Coordinators)

• Atha Thomas	Member, BOD and Officer (President)	Present
• Catherine Nause	Member, BOD and Officer (Vice-President)	Present
• Scott Mitchell	Member, BOD and Officer (Treasurer)	Present
• Hollis Miller	Officer (Secretary for the Board)	Present
• Lily Gomez	Chair, Modifications Review Committee (MRC)	Absent
• Cy Meyer	Coord., Commons Property Maintenance	Present
• Lesley Hudson	Coordinator, Social Activities	Absent
• Rick Davis	Coord, Tennis Court Activities	Absent
• Amy Nowatski	Coord, Swimming Pool Operations	Absent
• David Wyatt	Coord., Data Services and Security	Present

4. Agenda.

- Minutes of March 28, 2009 meeting approved
- Guest Speaker: Anne Michelle Taylor – Mableton Improvement Coalition
- Finance and Budget Report
 - Preparation and adoption of GHOA FY 2010 budget Treasurer
- Committee Reports
 - Modification Review Committee L. Gomez
 - Commons Property Maintenance C. Meyer
 - Info and Security Services D. Wyatt
 - Tennis Court Operations / Activities R. Davis
 - Pool Operations / Activities A. Nowatzsk
 - Social Committee/Activities L Hudson
- Other Business

Glenleigh Homeowners Association
Post Office Box 916
Mableton, Georgia 30126-0916
< www.glenleigh.org >

- Welcome new neighbors
- Sign up for Spring Clean-Up Day
- Discussion or questions
- Adjournment

A. Thomas

5. Guest Speaker. Treasurer Scott Mitchell introduced Anne Michelle Taylor speaking for the Mableton Improvement Coalition. She briefly informed what the coalition does for the Mableton area, and gave the website www.mableton.org where additional information can be found. See attached brochure.

6. Introduction of Directors, Officers, and Committee Chairs. A. Thomas asked each of the directors/officers to introduce themselves and give a brief background.

7. Treasurer's Report and GFY Budget Approval. See Attached. Scott Mitchell, Treasurer, reviewed the Glenleigh FY10 (April 2009 thru March 2010) budget. He stated that we should have enough "saved" money by next year to redo the tennis courts. The members present unanimously approved the budget.

8. Modifications Review Committee. See Attached. The committee has a new volunteer, Robyn McAllister. The committee also has an idea/picture book they have put together for home improvements. The updating of the Architectural Standards document should be completed and approved next month.

9. Commons Property Maintenance. See Attached. Cy Meyer reported that we are still looking for railroad ties replacements for the parking area. He reviewed to-do lists for GHOA annual volunteer commons area clean-up campaign. The dates will be established later.

10. Data Services, Security. See Attached. David Wyatt reported that a new uninterruptible power supply was installed on the pool/tennis security system and the data base has been brought up to date.

11. Tennis Courts. A. Thomas reported that the association is saving money to replace the courts – about \$50,000. New water removal rollers are being ordered.

12. Social Committee. So far the pool opening and pool closing parties are planned. We need more volunteers!

13. Pool. It was noted that the ladies' room needs a different lock. There was discussion concerning facility membership. It was noted the facility membership dues are now \$625 (including \$100 initiation fee) for new and \$525 for returning facility members. Membership is still limited to 25 members. The board will discuss with Amy the scheduling of parties along with introducing some constraints on attendees.

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14. Introduction of new neighbors. A. Thomas asked those new to our neighborhood to stand and introduce themselves.

15. Discussion or questions. A Neighborhood Watch program was suggested, and four homeowners signed up to participate. The officers will look further into setting up this program.

16. Adjournment.

- Meeting was adjourned at 8:15 P.M.

FOR THE BOARD OF DIRECTORS:

Hollis Miller
Secretary to the Board

Enclosures:

- Memo, March 25, 2009, Annual Meeting Notice, Agenda, and Proxy
- Glenleigh Financial Statement and FY 2010 Budget
- Meeting Agenda
- Committee reports
- Mableton Improvement Coalition brochure