

Friday, April 20, 2007 at 7 p.m.

Subject: Glenleigh Homeowners Association Annual Meeting – **Minutes**

1. Call to Order. The Glenleigh Homeowners Association (GHOA) Annual Meeting was called to order by Lesley Hudson, Member of the Board of Directors (BOD) and President. Location: the pool area at 7:00 P.M., Friday, April 20, 2007.
2. A Quorum was established. Of the 90 homes in the Association, 87 qualified to establish a quorum by being members in good standing, i.e. dues up-to-date. Twenty-five percent of the 87 homes (22) were needed to establish a quorum.

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

- Lesley Hudson Member, BOD and Officer (President)
- Laurie Prendergast Member, BOD and Officer (Vice President)
- Jan Fishbeck Member, BOD and Officer (Treasurer)
- Hollis Miller Officer (Secretary for the Board)
- Catherine Nause Modification Review Committee (MRC)
- Laurie Brown Modification Review Committee (MRC)
- Bob Bush Coord., Swimming Pool Operations absent
- VACANT Coord., Tennis Court Activities
- Cy Myer Commons Area Landscaping and Irrigation
- Lily Gomez Coord., Commons Area Landscaping
- Social Activities Committee Tina Carpenter, Kim Cavedo, Tracey Waddell, and Amy Nowatzki.
- David Wyatt Data Services and Security

3. Agenda

- Introduction of Directors, Officers, and Committee Members
- Election of President and Vice-President
- Past Years Review
- Treasurer's Report
- Pool
- MRC/UBL
- Commons area
- Web Site
- Security
- Social

- Other Business
 - Mailbox Project Update
 - Welcome new neighbors
 - Dues Increase discussion
 - Sign up for Spring Cleaning Day

4. Election of Officers

- Lesley Hudson presented the following slate of officers and directors by the Board to serve for the next three years:

Lesley Hudson	President/Board member
Rod Boothe	Vice President/Board member
Jan Fishbeck	Treasurer/Board member
Hollis Miller	Secretary

No nominations were offered from the floor. The slate of officers was unanimously approved.

5. Past Years Review

- Lesley reviewed some of the major accomplishments the Board, committee members, and other volunteers made during the past several years. (See Attachment)

6. Budget

- Jan Fishbeck reviewed the budget expenditures for the previous year. Of major note was the money spent on the pool renovation (approx. \$44,400) which depleted the reserve fund (duh!). There was discussion on raising dues versus special assessment (maximum assessment allowed in one year is \$300). No decision was made at this time. The budget for the 2007-2008 FY was unanimously approved.

7. Pool

- Les Hubl reported for Bob Bush. The pool renovation is complete and looks great. Bob and Albert have worked very hard this past season to have the pool available for opening day. (See Attachments)

8. MRC/UBL

- Lily gave a brief overview of the status of UBL working with the MRC committee to bring all homeowners into compliance with the covenants. (See Attachment). Lily mentioned that some leeway was given to homes on corner lots since they are visible on all sides. This spring UBL will pay more attention to driveways. Lily noted that a lien notification will be made on a property after fines reach \$400, and that the Association can fix a condition and charge it to the lien.

9. Commons

- Les report that cleanup day is May 5 with a rain date of May 6. Sign up sheets were distributed. There is a link on the web site that lists the supplies needed. One of the main focuses will be the sprinkler system on the west side of the commons area.

10. Security

- David Wyatt reported on the current condition of the security system. (See Attachment). The system is operational for the pool and tennis areas.

11. Social

- Tracey Waddell reported on the planned activities coming up, and asked for other suggestions. (See Attachment). Pictures of some past events are posted on the web. The pool opening party is planned for June 2 at 4 p.m.

12. Other Business

- Lesley introduced new homeowners since last year's meeting
- Lesley will do one more bulk order for mailboxes.
- Lesley urged people to sign up for clean up day to help defer costs to the Association.
- The floor was opened to other business or questions.

12. New Business

- Joan Silvestri volunteered to take orders for bales of pine straw. Call or email her to order.
- Lily and Ray Belcher replied to questions regarding sink holes on properties. When these homes were built the code allowed buried material not closer than 10 feet from the property. It was recommended to contact John Weiland and

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other consumer advocate personnel for help with the problem.

13. Adjournment.

- Meeting adjourned at 8:30.

FOR THE BOARD OF DIRECTORS:

Hollis Miller
Secretary

Enclosures:

1. Agenda
2. Past Years Accomplishments
3. Treasurer's YTD Budget-Actual spreadsheet
4. Pool memo
5. MRC/UBL Update
6. Security memo
7. Social Committee Calendar