

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

Sunday 12 May 2002

Subject: GHOA Friday 10 May 2002 General Meeting – After Action Review

1. Quorum.

- Sign in sheets were displayed on tables inside the pool entrance for signatures of lot owners, one signatory per Glenleigh address. Attendees:

1. 146 Belleen Court	Cathy Strobeck	
2. 149 Belleen	Jon Erdman	
3. 150 Belleen	Hudson	(by proxy – C. Ralston)
4. 4703 Carrageen Court	Meyer	(by proxy – L. Gomez)
5. 4704 Carrageen	Magda Gomez	
6. 4706 Carrageen	Gee	(by proxy – J. Quigley)
7. 29 Dunaire Court	Cobiella	(by proxy – C. Ralston)
8. 31 Dunaire	Susan Cox	
9. 32 Dunaire	Linda and Norm Richardson	
10. 34 Dunaire	Bailey	(by proxy – C. Ralston)
11. 36 Dunaire	Jack Hesse	
12. 4652 Glenleigh Drive	Gary Bailey	
13. 4600 Glyndale Trace	Kris Barlow	
14. 4608 Glyndale	Cowart	(by proxy – J. Quigley)
15. 4491 Kinvarra Circle	Nause	(by proxy – C. Ralston)
16. 4493 Kinvarra	Mike Tallent	
17. 4495 Kinvarra	James Phillipott	
18. 4497 Kinvarra	Walter and Joan Moore	
19. 4500 Kinvarra	Anne and Tony Smith	
20. 4501 Kinvarra	Mark Wagner	
21. 4504 Kinvarra	Cai and Hong	(by proxy – L. Hubl)
22. 4512 Kinvarra	Lauri and Scott Brown	
23. 4516 Kinvarra	Mark Miller	
24. 4523 Kinvarra	Chuck Ralston	
25. 4525 Kinvarra	Statham	(by proxy – L. Hudson)
26. 4530 Kinvarra	Scranton	(by proxy – L. Gomez)
27. 4800 Lismoor Trace	Amos and Susan Anderson	
28. 4802 Lismoor	Cornell Seymour	
29. 4806 Lismoor	Jim and Kathy Quigley	
30. 4807 Lismoor	Rushton	(by proxy – B. Black)
31. 4808 Lismoor	Bill Black	
32. 4811 Lismoor	Morris Taylor	
33. 4813 Lismoor	Les Hubl	

- Chuck Ralston, Board Member and President, determined that a Quorum (25% of GHOA members, or 23 of 91 lots) was in effect and that the General Meeting was authorized. 33 lot owners were present for the General Meeting, to include 11 by proxy.

2. Call to Order.

- The President called the General Meeting at the GHOA Commons Area to order at 7:00 P.M. Friday, 10 May 2002. In lieu of Secretary Lesley Hudson, C. Ralston kept notes on the Meeting, which adjourned at 8:30 P.M.

3. Agenda. The following items were approved by all present.

1. Quorum and Call to Order -- C. Ralston
2. Introduction of Board Members, Officers, Coordinators – C. Ralston
3. GHOA BOD Activity Report (May 01 thru Apr 02) -- C. Ralston
4. Financial Report (FY02) and Budget Review (FY03) – C. Strobeck
 - a. Prep and adoption of annual budget (by-laws, Art III.C.a)
5. Modifications Review Committee Report – L. Brown
6. Commons Area Facility Renovation and Landscaping – CR for L. Gomez
7. Tennis Court Activities Report – CR for B. Black
8. Social Activities – C. Nause and M. Burnett
9. Pool and Swim Activities – S. Brown and L. Brown
 - a. Security enhancements, operating hours, points of contact
 - b. Insurance, costs, diving board, swim-at-own-risk
10. Nominations and Election of Director to Board – CR for J. Gee
 - a. Kathy Quigley, nominee plus any nominee(s) from the Floor
11. Adjournment – C. Ralston

4. Proceedings.

a. The GHOA annual general home owners meeting was scheduled initially to be held Friday 3 May 02, but heavy rains made it necessary to move it back a week. A GHOA memo, dated 20 Apr 02, subject: Annual Meeting, Proxy Form, Agenda, and Issue Paper, was distributed to all lot owners ten days prior to 3 May 02, as required by Article II, Sections 1, 2, and 4 of the GHOA By-Laws.

b. Following introduction of the Glenleigh Team members, The President summarized the accomplishments of the GHOA Team since May 2001 by pointing to the newly-renovated front entrance way to the pool, the newly resurfaced parking lot, the recently-installed security key system for the pool and tennis courts, and the commons area landscaping. All of these were done to enhance the appeal of t our commons area to residents and their guests, to set a benchmark that homeowners may use when improving the appearance and value of their own homes and grounds, and for “curb appeal” to prospective home buyers interested in our Glenleigh neighborhood.

c. The Treasurer summarized our annual year-to-date financial report by saying that little funding remained after we paid for the renovation, resurfacing, new security

system, landscaping, and normal pool and tennis repair and maintenance and service contracts. Additionally, the Board decided to reduce our social activities budget to cover other expenses.

d. The Modifications Review Committee's (MRC) out going chair, Lauri Brown introduced her successor, Gary Bailey. The MRC will continue to advise home owners about covenant violations and other related deficiencies, but as Gary pointed out, the MRC will continue to remind all residents that ultimately the MRC encourages a self-policing policy. It is the responsibility of all home owners to follow the covenants in the interest of preserving property values.

e. Commons Area Facility Renovation and Landscaping since May 01 has been the focus and the major contribution of Lily Gomez, who took over this responsibility when Mike Weil moved from Glenleigh. GHOA hired a new contractor who was given specific targets with the objective of creating and maintaining a consistent, neat and pleasant, landscaped appearance at our front entrance. The objective is two fold: curb appeal for prospective home buyers; a benchmark landscape maintenance standard for home owners.

f. Tennis courts and related activities were reviewed by Bill Black, who also reviewed the new service contract and recent repairs made to the courts. Bottom line is that GHOA has fine tennis facilities, but these remain under utilized.

g. Social activities were covered by the President who reiterated that budget reduction for such activities would mean a minimalist approach for FY 02. Focus would be on opening and closing 'pool' socials with the possibility of a progressive dinner / block party in the fall.

h. The President reviewed the covenant requirement for annual election of a new GHOA Board Member and took nominations. Ms. Kathy Quigley was the principle volunteer nominee under consideration. A second nomination, of James Phillipott, was made by Cathy Strobeck. After each candidate talked about respective interests and experience, a show of hands was initiated. The majority vote went to nominee James Phillipott, who assumed the duty of Board Member vice out-going Board Member Joan Gee, immediately after the vote.

i. Last up for discussion was the pool and swim activities, as outlined in the Issue Paper attached to the 22 Apr 02 memo circulated to all Glenleigh residents in preparation for the May general meeting. Discussion focused on the pros and cons of lifeguards versus the risk of swim-at-own risk (SAOR), related costs, and whether or not the diving board ought to be removed to meet a requirement for a lower-cost insurance premium. Although the issue paper attempted to ready homeowners for a vote on this issue after considering the three options:

(1) to keep the diving board AND current non-SAOR operating hours,

(2) to remove the board AND implement SAOR with more operating hours,

(3) to keep the board AND implement SAOR with additional hours, BUT with an insurance cost requiring a \$60 special assessment of all home owners.

From the ensuing discussion it was apparent that the Board would have to stay with the status quo for the 2002 season and re-introduce this topic later in the 'off season' perhaps with a more formal vote by all GHOA members. As a result, no vote was taken and Glenleigh will operate its pool with life guards and keep the diving board. 'To be continued . . .'

j. The meeting was adjourned and informal discussions continued.

FOR THE BOARD OF DIRECTORS:

CHARLES A. RALSTON
President

CC: Board Members, Officers, and Activity Coordinators (as of 10 May 02):

1. Chuck Ralston Member, BOD and President
2. James Phillpott Member, BOD and Vice-President (v-Joan Gee)
3. Cathy Strobeck Member, BOD and Treasurer
4. Lesley Hudson Secretary for the Board

5. Gary Bailey Chair, Modification Review Committee (MRC)
6. Lauri Brown, Member, MRC
7. Scott Strobeck Member, MRC

8. Catherine Nause Activity Coordinator (AC), Social
9. Melinda Burnett AC, Social
10. Bill Black AC, Tennis Courts
11. Scott Brown AC, Swimming Pool
12. Lily Gomez, AC, Commons Area Landscaping
13. Mike Huebener AC, Computer Services
14. Tammy Rollie AC, Newsletter
15. Derek Nowatski AC, External Memberships