

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

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Friday, May 12, 2006, 7 p.m.

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

(NOTE: The scheduled May 4, 2006, Annual Meeting was rained out. The published rain date was for Friday, May 12, 2006.)

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, May 12, 2006.
2. A Quorum was established. Of the 90 homes in the Association, 86 qualified to establish a quorum by being members in good standing, i.e. dues up-to-date. Twenty-five percent of the 86 homes (22) was needed to establish a quorum.
3. Roll Call. (Board of Directors, Officers, Activity Coordinators, Guests)

- Lesley Hudson      Member, BOD and Officer (President)
- Laurie Prendergast      Vice President Elect
- Jan Fishbeck      Member, BOD and Officer (Treasurer)
- Hollis Miller      Officer (Secretary for the Board)
- Laurie Brown      Modification Review Committee (MRC)  
Lily Gomez & Catherine Nause
- Bob Bush      Coord., Swimming Pool Operations
- Bill Black      Coord., Tennis Court Activities      absent
- Les Hubl      Coord., Commons Area Maintenance-Repair
- Lily Gomez      Coord., Commons Area Landscaping      absent
- Social Activities  
Committee      Tina Carpenter, Kim Cavedo, Tracey Waddell,  
and Amy Nowatzki.
- Rusty Rushton      Coord., Data Services and Security      absent

3. Agenda

- A detailed agenda was prepared by Lesley and distributed to the attending members. See Attachment #1.

4. Introductions

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- Lesley introduced the officers and committee chairs and new neighbors since the last annual meeting.

5. Activity Report

See attachment #1 - Agenda. Lesley reviewed listed items with homeowners including:

- Two homes sold during the past year for over \$300,000.
- We have new "For Sale" signs, but currently no homes are for sale.
- SAYOR (Swim At Your Own Risk) continues successfully at the pool. Bob Bush and Les Hubl are managing the pool year round.
- A new directory was printed and distributed by Lily Gomez.
- A new garden club in the subdivision has been formed by Catherine Nause.
- Mail Box replacement project continues. There was discussion about the proper installation of mailboxes. There will be a demo on installation at a later date. Also, Lesley will place another bulk order if enough people request mailboxes in the near future.
- New welcome packets were created and distributed by Lily Gomez.
- Increased covenant violations still unresolved.
- Low volunteer ratio.
- Increased break-ins/suspicious people and vehicles in neighborhood.
- Plans are being made for major pool and commons area renovations. \$40,000 is budgeted for this project.
- All mailboxes need to be replaced as of May, 2008.
- The Board has hired an association management company (UBL Management) for one year to assist with covenant violations in the subdivision. Small meetings will be held throughout the neighborhood to outline the details. This will be implemented in 4 to 6 weeks.
- Block Captains will be revitalized. This will be the duty of the vice-president.

6. Financial and Budget

- Treasurer Jan Fishbeck passed out the proposed 2006-2007 budget. (See Attachment) A Motion to approve the 2006-2007 budget was made by Jim Gore, seconded by Monte Kimball, voted on and approved.

7. Committee Reports

- Lesley briefly reviewed current ongoing projects of the following committees:
  - MRC
  - Commons
  - Security

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- Tennis
- Website
- Pool
- Newsletter
- Social

8. New Business

- Lesley introduced Laurie Prendergast who volunteered to serve as vice president. The floor was opened for other candidates. No other candidates were offered. Laurie was unanimously voted into the office.
  
- Lesley stated a last minute additional agenda item approved for discussion was information on a playground set for the commons area. Tracey Waddell passed out and discussed information on the playground and site improvements. (See Attached). The board will further review the information during its next meeting and consider including this project in with the pool and commons grounds renovations.

9. Adjournment.

- Meeting was adjourned at 9:00 P.M.
- Next meeting – June 1, 2006, at Lesley's house at 8 p.m.

FOR THE BOARD OF DIRECTORS:

Hollis Miller  
Secretary

Attachments:

1. Agenda
2. 2006-2007 Budget
3. Playground and Site Improvements information