

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

ANNUAL HOMEOWNERS MEETING
Friday, April 29, 2016

1. Quorum and Call to Order. The Glenleigh Homeowners Association (GHOA) Annual Homeowners Meeting was called to order by Carolyn Reilly, Member of the Board of Directors (BOD), and President, at the Glenleigh Commons, Poolside, 7:00 PM, Friday, April 29, 2016. This action was based upon determination of a Quorum of homeowners (25% or 23 of 90 lot owners) present in person or by proxy. (Attached)

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. (Attached).

3. Roll Call. (Board of Directors, Officers, Activity Coordinators)
 - Carolyn Reilly Member, BOD and Officer (President) Present
 - Steve Gigntiello Member, BOD and Officer (Vice-President) Present
 - Laurie Bush Member, BOD and Officer (Treasurer) Present
 - Merna Bailey Officer (Secretary for the Board) Present
 - Michael Barnes Chair, Modifications Review Committee (MRC) Present
 - Lawrence Williams Chair, Grounds Committee Present
 - Derek Nowatzki Chair, Neighborhood Watch Absent
 - Joy Edwards Coord., Social Committee Absent
 - Bob Bush Coord., Swimming Pool Operations Absent
 - David Wyatt Coord., Data Services and Security Present

4. **AGENDA**

1. **Quorum.** Homeowners initialed the sign-in sheet, and the board collected the signed and dated Proxy forms. President, Carolyn Reilly, determined we had a quorum. Meeting held as scheduled.
2. **Introduction of Directors, Officers, Committee Chairs.**
3. **Presentation of nominated new officer by the board (acting as Nominating Committee) - Lawrence Williams.** No nominations received from the floor.
4. **Election of new Board Member - Lawrence Williams voted in as new Board Office by Glenleigh homeowners.**
5. **Finance and Budget Report - Presented by Laurie Bush.** It was discussed, voted on and approved by the membership. (copy attached) The number of facility members was raised from maximum 15 to 25.

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6. Committee Reports:

Commons Property Maintenance: Chairman, Lawrence Williams, thanked Lawn Solutions and the Lingerfelt family for their efforts in getting and keeping the common area lawn in such good condition and for all the other volunteer activity around the common area to help keep costs down. They are looking at upgrading the playground area in the coming year. He has volunteers for Saturday cleanup - only need to set up umbrellas, clean BBQ grills and put in pool ladders and rails.

MRC: Michael Barnes - discussed the policies of the MRC and their need for a third member of the team to help in making necessary MRC decisions. Megan Munster volunteered to fill the vacant position.

Security Services: David Wyatt reported all running smoothly at this time.

Tennis: Surface was just refinished. Reese Barillari volunteered to fill the vacant Tennis Chairman.

Pool: In Bob Bush's absence, Jason Lounsbury gave status on pool. All is very well except for a leak in the baby pool. Pool Committee is also looking for another resident volunteer - particularly anyone who knows plumbing (if there are any).

Social Committee: Carolyn Reilly reported in Joy Edwards' absence that there will be a pool opening party, some Friday night movies, possible garage sale, and other activities planned for this summer and fall.

Neighborhood Watch: In Derek Nowatzki's absence, Merna Bailey explained this committee to the new residents. Robert Robinson announced that he volunteered to take over the Glyndale Trace portion as block captain; Bart Quisenberry has taken Carragen. Joe Munster volunteered to serve as block captain in any open part of the subdivision. Merna Bailey will advise Derek Nowatzki. As always the board stressed the need for residents to call 911 whenever there is something suspicious going on. Do not try to deal with these situations on your own.

5. Other Business:

CMS - the third party company checking on out-of-compliance items in the subdivision - has been dismissed. This will now be handled by resident volunteers who will send their findings directly to the GHOA Board who will review and communicate privately with any residents who have items that need attention.

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Our mailboxes are starting to deteriorate and will need replacing in the not-to-distant future. Board would like volunteers to form a mail delivery committee to research what's available in secure mailboxes these days as well as if we could put in a bank of boxes in a more central location for mail delivery. (noone volunteered but we will keep this going the neighborhood newsletter

Adjournment. - Meeting was adjourned at 8:00 P.M.

FOR THE BOARD OF DIRECTORS:

Merna Bailey
Secretary to the Board

Enclosures:

- Memo, March 29, 2016, Annual Meeting Notice, Agenda, and Proxies
- Glenleigh Financial Statement and FY 2016-17 Proposed Budget
- Meeting Agenda / sign in sheet