

PACES CLUB HOMEOWNERS ASSOCIATION, Inc.
Board of Directors

Meeting Minutes
For Regular Board of Directors Meeting

Date: February 14, 2009 Time: 4:00 pm
Location: 4321 Sugar Maple Chase

Attendees: Chuck Jones (President)
Kelly Simcox (Vice-President) arrived later.
César Zapata (Secretary)
Michelle Goodsite (Member-at-Large)
Marianne Walker (Riverside Management)

Quorum: 4 of 5 Directors present, quorum requirements met.

Call to Order by Chuck Jones, President – 4:03 pm

Old Business

Minutes

- Board of Directors (BOD) approved the 01/10/09 minutes. César will email the minutes to Chris to post in Paces Club's website.

Treasurer's Report

- Riverside provided January's financial statements. The financial statements only cover until January 10th. Riverside will send updated financial statements as of February 10th. These statements should include an updated list of outstanding assessments as of 02/01/09.
- After BOD reviews list of outstanding assessments, letters for late payment will be mailed.

Projects for the Community

- The BOD decided to move ahead with the following projects:
 - o Covenant revisions. BOD already prepared comments and questions and will discuss in detail during next meeting.
 - o Pool pump room reconfiguration.
 - o Ask Aquaguard to check pools for items that need to be fixed (repainting baby pool, caulking, etc.) and get a quote.
 - o Trench beds and put down pine straw.
 - o Replace pool furniture.
 - o Put sign by rocks around the tennis courts that say: "Please, stay off rocks"
 - o Riverside will provide samples of reserve studies from the three companies that provided bids. The BOD will decide what company to use after review of the samples.

- Install two pet stations with bags.
- Paint books should be ready by spring.

Newsletter

- Next newsletter should be issued the first week of March.
- Would like residents to send their email to the BOD so we can communicate electronically and send newsletters that way. BOD would like to cut cost of issuing and mailing newsletter.
- Newsletter schedule: March, May, August, and October.

Pavilion Reservations

- Would like residents to go to the website to look if pavilion is available and fill-in form and send the check. Will include an article in next newsletter.

Status of Civil Action (lawsuit against previous BOD member) and Criminal Investigation

- The Association settled with Betty Yeakey. Details of the settlement will be provided in the next newsletter.
- Residents can follow the lawsuit in the Cobb County Court Records website:
<http://www.cobbsuperiorcourtclerk.org/courts/> OR
<http://www.cobbsuperiorcourtclerk.org/scripts/courtscv.dll/CivilDetail?caseno=08104215>

Calendar of Activities

- Added Earth Day activity (04/25/09), Board of Directors Election (11/12/09), and changed 4th of July Parade and Celebration (06/27/09).

New Business

Architectural Issues

- Riverside provided a list and photos of properties with possible architectural violations.
- Per our covenants, Riverside will send violation letters giving 14 days to fix violations. If violations are not fixed, the Association will fix problems at the owner's expense.

Next BOD Meeting

- February 28, 2009, from 5 pm to 7 pm, at Kelly Simcox, 4319 Sugar Maple Chase.

RGS Landscaping

- Discussed issues related to dumping clippings, etc. behind properties and in areas out of sight by RGS. RGS assured us they will clean up the areas and will haul away any yard waste generated by their landscape activities in our property.

Adjournment – 6: 25 pm

Respectfully submitted,

César Zapata, Secretary