

- *Pool Work.* The work includes pool pump reconfiguration, new drains, resurfacing the pools, fixing baby pool leak, adding a new water spigot to be used for filling the pools, new tiles, and new swimming lanes. Work already started and is on track.
- *Pool furniture and park benches.* Another company bought the company we were going to order from and the catalog changed. Riverside will contact company, find prices, and similar furniture.
- *Wrought iron fences.* Work started and should be finished this week.
- *Gazebo painting.* Will start after wrought iron fences are finished. Most likely within two weeks.
- *Tennis court gates plexi-glass.* Will start after wrought iron fences are finished. Most likely within two weeks.
- *Parking lots.* Work will start this week to fix the drainage problem at the lake parking lot. Then both parking lots will be sealed and lines will be painted.

New Business

Management Company

- Marianne Walker is no longer with Riverside. Lisa Cherry will be our new contact and Lisa Robinson will assist her.
- Went over the contract with Riverside to make sure we are getting all the services stated in the contract.
- Instructed Riverside to pay regular utility bills (water, electricity, phone). Contract payments, etc. will have to be approved by two HOA Board members.
- Riverside provided list of names to cross check with our resident list. César will check and send the information to Riverside.

Storm Damage

- The storm last week damaged the roof of the pavilion, several fans, and the ceiling inside the pavilion. The HOA BOD filed a claim with the insurance and the adjustor will do an assessment this week.

Pool and Tennis Courts Keys

- Obtained two quotes to replace current keys with a key card system. Prices were very expensive. The HOA Board should receive another quote this week, but it seems that it may be too expensive. Because of this, the HOA Board decided to continue the use of keys for this season.
- Keys will be distributed at the Special Meeting for the Covenant and Bylaws Revisions to be held on Thursday, May 7, 2009, at 7:00 pm.
- Only residents that are up-to-date with all the HOA assessments will receive a key. If a member is not current with the annual assessment(s) and would like to receive a key, the member will be allowed to pay the assessment(s) plus any penalties and interest accrued due to the nonpayment of the assessment(s). Payments must be in a form of a certified check or money order.

Special Meeting for Covenant Revisions and Key Distribution

- Decided to hold meeting on Thursday, May 7, 2009, at 7:00 pm. Michelle will check with Summit Baptist Church for availability.
- We will discuss Covenant revisions, start approval process, update the community about finances, etc., and distribute the keys.
- Georgia Law requires notice seven days before a Special Meeting. Will try to send notice this week and we should be ok with notification requirements.
- According to the current Covenants, every member is allowed to vote.

Common Areas Landscape Maintenance

- The HOA Board decided to replace the current landscape company and asked Riverside to provide 30-day notice of termination to company once we review bids and decide on a company.
- HOA Board asked Riverside to compile all bids and obtain two more bids to review.

Pool Rules

- Michelle will revise and send them to all members for discussion.
- Will order a new Pool Rules sign once the rules are finalized.

Waterfall

- Will put together list of parts needed to fix the waterfall pumps. Once the list is put together, a HOA Board member will go to a hardware store to buy the parts.

Items to Buy

- Pump parts and flexible hoses.
- Keys
- Locks
- No Parking signs for Emergency Lane

Architectural Issues

- Kelly will review architectural requests this week and will approve or disapprove.
- Because of the recent storm and damage to several trees in the community, the HOA Board will delay sending letters to residents requesting to plant a tree in front of their houses because the original tree was removed and not replaced. Will allow some time for residents to replace tree. Will send letters requesting a tree to be planted later in the summer.
- The HOA Board will review latest list of architectural violations, and the list of outstanding architectural violations and instruct Riverside to proceed accordingly.

Next BOD Meeting

- Saturday, May 16, 2009, from 4 pm to 6 pm, at Chuck Jones, 4321 Sugar Maple Chase.

Adjournment – 6:25 pm

Respectfully submitted,
César Zapata, Secretary