

PACES CLUB HOMEOWNERS ASSOCIATION, Inc.
Board of Directors

Meeting Minutes
For Regular Board of Directors Meeting

Date: Saturday, September 19, 2009 Time: 4:00 pm
Location: 4321 Sugar Maple Chase

Attendees: Chuck Jones (President)
Kelly Simcox (Vice-President)
César Zapata (Secretary)
Michelle Goodsite (Member-at-Large)
Tamara Owen (Riverside Community Management)

Absent: Rich Miller (Treasurer)

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

Call to Order by Chuck Jones, President – 4:10 pm

Discussion with residents

- Discussion with resident about neighbor that is not mowing grass. Informed resident of violation process under our current covenants. Riverside will follow up on violation notices. HOA will refer to Cobb County Code Enforcement.

Minutes

- The August 15, 2009, meeting minutes were approved (emailed to board members before meeting). Minutes will be posted on Paces Club's website.

Treasurer's Report

- Riverside provided the May financial statements (as of 08/30/09), including annual assessment delinquencies.
- Transferred money from the reserve account to the operational account to cover projected expenses (including major projects) until the end of the year.
- HOA Board approved the following expenses and reimbursements: fountain light bulbs, tennis net, hardware items for locks and for the fountain, newsletter expenses, and signs for tennis courts.
- Tennis teams fees were given to Riverside to deposit into account.

Civil Suit Update

- HOA received last payment of \$100,000 on September 15, 2009.

Architectural Issues

- The HOA BOD approved sending a cease and desist letter to resident running a business from their house in violation of covenants.

Community Projects

- Playground – Phase I (grading, area prep), received quotes for grading and playground equipment. Approved playground type and grading work. However, will follow up with contractor regarding several questions. Need to get quotes for relocating shrubs and trees from area.
- Playground – Phase II (remove old playground and extend pool deck), still getting quotes for phase II.
- Landscape Improvements – Tabled until next meeting. Need quotes for sprucewood trees, and to replace dead trees.
- Tennis Courts Repairs – Will start working within the next few weeks.
- Bench – received last bench and will install at proper location by the lake.
- Fountain maintenance – Will install new lights within next week.
- Reserve Study – Signed contract and work will start within a few weeks.
- Swim Team – Budget presented to HOA BOD as an FYI.

Annual Meeting and Elections

- The Annual Meeting and Elections are set for Thursday, November 12, 2009, at 7:00 pm in Summit Baptist Church.
- Will prepare a flyer asking for volunteers to run for the HOA BOD. It will be distributed this week. Candidates need to provide bios by October 9. Notice for Annual Meeting should go out October 12.
- HOA BOD will schedule one or two days for residents to drop-off proxies at the Club House before the meeting.

Riverside Update

- Riverside emailed new contract. Price went up to \$1650/month. Will provide violation photos once a quarter.

Community Garage Sale

- Community Garage Sale is set for October 3. Will advise residents through email, facebook, and website.

Covenants Revisions

- About 39% of residents have voted, with 94% approving the revisions. We still need over 100 votes. Will start calling residents offering to notarize and pick up votes.

Open Agenda

- Vandalism – several neighborhood kids have been vandalizing residences, cars, and common area property. These kids have also illegally trespassed private property by jumping or going thru fence doors, and sitting in other people's backyards. HOA Board will meet with the police to discuss options to deal with this problem. Residents are encouraged to please call the police if they see these types of activities.

Next Meeting

- Saturday, October 10, 2009, 4:00pm at 4448 Sugar Maple Dr.

Adjournment – 6:45 pm

Respectfully submitted,
César Zapata, Secretary