



Rose Creek HOA Board Meeting Minutes 10.28.20 @ 913 Rose Creek Trail

In attendance: Kristina Havens, Jamie Schumaker, Larry Coleman, Stephanie Smith

Meeting called to order at 7:15pm

Topics of Discussion

1. 2021 Budget – to be submitted to Tolley by 11/1/20
 - a. Rental Homes – actual vs. allowed (10 allowed, 17-18 suspected)
 - i. We will put fees for 10 rentals into the 2021 budget
 1. Rentals have \$400/year fee to maintain an open leasing status
 2. Letters to be sent to secondary addresses re: updated ACC guidelines and compliance standards
 - b. Landscaping
 - i. “Irrigation” item to be removed from budget and replaced with a “repair fund”
 - ii. Pine straw will be done on an “as needed” basis rather than scheduled
 1. Pine straw will be done within the next 4 weeks
 - c. Phone (located in pool area)
 - d. Power
 - e. Insurance
 - i. “Ghost policy” in place for any kind of volunteer work done by residents
 - ii. “Embezzlement policy” will likely be removed
 - f. Pool
 - i. One end of paved platform is sinking and will need to be repaired at some point
 - ii. Premier Pools will continue as vendor since they’re doing a great job
 - g. Traffic sign replacements (Joe will get proposals for those)
 - h. Tennis Court – straps and repair will be at \$300/year
 - i. Mailboxes – Stephanie to contact ATL Mailboxes & Street Signs to get pricing and availability of our neighborhood standard
 - j. Signs for entrances (graduation, yard sale, etc.)
 - k. Tolley
 - l. New flag for subdivision entrance
 - m. Termite treatment
 - n. Social & Events Committee
 - o. Contingency Fund
 - p. Trash
 - q. Website
 - r. Legal Services
 - s. Reserves



2. Website Updates and Additions

- a. Annual Meeting (now likely to be in March 2021)
 - i. Attendance options / virtual options
- b. Local donation and charity ideas for Holiday Season
- c. FOB replacement process
- d. Mailbox replacement process and color specifics (black paint, matte finish)
- e. November Newsletter (will be sent out by Tolley on 11/1/20)
- f. Neighborhood Pictures from Halloween (will be posted on 11/1/20)

3. Other Topics

- a. Delinquent homes and proper procedures for resolution
- b. Sidewalk sinking and exposed rebar (in front entrance) – Kristina will research who is responsible for repair