

## **CRUCE LAKE HOA BOARD MEETING**

September 11, 2014

Present: Ansel Garrett, Pat Erwin, William Gee, Kim Bjork, Diann Hallman, Brett Abee, Brian Capes, Brenda Singleton

Absent: Diane Woody

The meeting was called to order by William Gee at approximately 6:45.

Pat handed out copies of the minutes from the June 10, 2014 meeting. Kim reported on the payment of the annual dues and handed out copies of the budget. Kim did research on garnishment laws in Georgia in case we have to use this method to collect unpaid dues and judgments. We would have to pay court costs and bank would answer. This is something the board can do without hiring an attorney. Everyone has paid 2014 dues except for the Barkers and Kpabe. Pat is sending her a letter and Kim will follow up with the Barkers. The board will give the Whitlows another opportunity to come before the board to arrange for settlement of debt. The Deatons still owe \$200.00 of previous debt. They are supposed to pay off by the 15<sup>th</sup> of September

Kim went over the budget. Our reserve fund is less than in the past since we have had unexpected expenses. Pat suggested considering raising the dues to \$300.00 since our community is aging and there will be more expenses. We have not raised the dues in six years. Pat moved, Ansel seconded and all voted in approval of raising the dues by \$15.00. We also discussed the possibility of making a special assessment to cover unexpected expenses. This would not have to be voted on but we would only want to do this in an emergency situation.

Diann asked Brian about the bids for repairing/replacing the gazebo by the water. The bids range from \$20,000-\$40,000 dollars. The most expensive is to replace with an aluminum floating dock that would be guaranteed for 75 years. When the time comes, our community would vote on whether to replace the dock or remove it. The reserves that we are building would not be enough to cover the expense of replacing the dock at this time.

The board decided that we need to rebid the landscape contract this year. Lee has done an excellent job and we would ask him to submit a bid if he is interested in keeping the contract.

A newsletter will be sent out by September 25, and will include information about the upcoming annual HOA lunch and meeting. We will send out the proxies and ballot forms by October 10.

Items to be included in the newsletter other than info about the meeting on October 25 will include a reminder that guests are not to fish without the presence of a resident, campers cannot be left indeterminately on driveways or in front yards, garbage cans are not to be left in front of homes, overnight parking is not allowed on the streets, and the list of block captains and a reminder to contact the sheriff's office to report any suspicious activities in the neighborhood. We will also include a plea for neighbors to consider running for the board. William suggested that if we knew anyone that would be a good board member to contact them and ask them to consider running. William said they could email him if they are interested and we will put them on the ballot.

Ansel has spoken to the sheriff's office about deputies driving through the neighborhood routinely just to make their presence known.

The annual meeting will be held on October 25 at noon. We will have pulled chicken and hotdogs and ask residents to bring a dessert or covered dish. Ansel suggested giving out a questionnaire for residents to address concerns. Brett suggested we install a suggestion box at the gazebo. The board agreed that this is a good idea.

Brett handed out copies of ACC design control document and asked that the board members look through it and offer suggestions. William pointed out this would make it much easier for residents when they have questions about the covenants

The next meeting will be held on October 16 at 6:30 at Brenda's home. The meeting was adjourned at approximately 8:45.

Respectfully submitted by Pat Erwin (Please submit any corrections, additions, etc. to her)