

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING Minutes

June 9, 2014

7:00pm-8:30pm

- I. Call to Order/Establish Quorum **Matthew, Ja'Marr, Tory, Rayn, Gail** in attendance
- II. Approval of April Meeting Minutes **Approved**
- III. Guest Present-

- 1. **1362 Gates Drive- Fence installation. Discussion with Board.**

**Advised was trying to come up with finances to finish her fence, states she should have it completed by August. was advised that she needs to check I with the board at the next meeting to be sure she was still able to follow her timeline, and that if she was not daily fines of \$25 would begin after Aug 30**

- IV. **Financials as of 5-31-14** (Balance Sheet and Income and Expense Sheets attached)

Current Operating Account \$37,078.76 **23,000 from Comcast to be moved to capital reserves**

Current Reserves Account \$112,881.66 **Insurance \$15,072**

Total amount in Association Dues received for May 2014= \$20,080.67

Total amount of Association Dues budgeted to receive in April 2014 = \$20,541.00

*As of June 9, 2014, the delinquency rate is **13% with 23 homes holding a balance.** 😊*

Look back at last year 4-30-13 accounts:

Last year's Operating Account \$25,652.22

Last year's Reserves Account \$72,039.15

- V. **Previous Business**

- 1. **Homes that need Maintenance, by CMA Maintenance- CMA Maintenance will be visiting the property on the 16<sup>th</sup> or 17<sup>th</sup> of June, next week:**

1205 Gates Circle Flood Light on front

1208 Gates Circle Shutters reinstalled

1208 Gates Circle Flood Light on back

1225 Gates Circle Shutters reinstalled

1457 Gates Circle Flood Light on back

1481 Gates Circle Shutters reinstalled

1504 Gates Circle Flood Light on back

1521 Gates Circle Shutters reinstalled

1521 Gates Drive Shutters reinstalled-duplicate

**Have install gazebo fan**

- 2. **Paving project has been postponed. An update will be provided with new dates. The contractor is waiting on the Board to inform them of the new dates. **Gail Matthew and Tory** available **Wed, Thurs** mother nature permitting will reschedule soon. **Signs and cones are ready.****

3. **Clearing of Ponds**- Ed with EAM Landscaping is scheduled to clear out the ponds on June 14<sup>th</sup> and 15<sup>th</sup>. (Weather permitting). Are there any locks on the fences around the ponds? [Matt will check completion 6/16](#)
4. **Landscape/Drainage** - A walk through completed on 4-25-14 with Gary and Ryan. Gary was provided with a list of Units with problems and a plan is being put together to address each drainage concern.- **Waiting on Gary to get back with me on pricing**. I provided him with Ryan's diagram for him to review. [Need pricing to proceed and see how to finish project](#)
5. **Fence repairs & Installation**- Quote for First Fence of Georgia has been approved. Waiting until after the dog park information has been distributed to Owners. [Delay 1-2 mo financial balance](#)
6. **Tree removal** – Work was approved for Atlanta Premier Tree Solutions. The work was completed on 6-3-14. [Janice had concerns about yard, try fescue southern gold mix in fall](#)
7. **Storage Building** [Buy now Gail will get truck to bring to site](#)
8. **Dog Park**- Preparing information to get out to the community. FAQ Sheet attached for review. New doggie station signs have been ordered. [Complete costs to owners, advise coming out of funds that must be spent to avoid being taxed, bench select 8' recycled plastic natural look, also suggested volleyball court, all can be covered by Comcast monies. Prepare survey/vote to go out with FAQ sheet to be returned no later than 7/26](#)
9. **Triton Fire Hydrant Inspection**- Correction on hydrant 1001 and 1005- they were able to locate the valves. [Need to be advised about what needs to be done previous request followed, Matt will meet with](#)
10. **Gossett Bowles**- attached quotes for review. Landscape improvements and Cross Tie Walls.  
**Hold 1 month**

**VI. Committee Matters: Committee members will provide updates on project statuses.**

1. Committees:
  - a. Financial (Attorney liaison and booting contact) – **Ryan and Ja'Marr**
  - b. Landscaping – **Matthew and Tory**
  - c. Social – **Board Info session/picnic 7/26 survey/vote due (public tally?)**
  - d. Communications/PR - **Ryan**
    - 2<sup>nd</sup> quarter newsletter complete [next week](#)
    - Communication guidelines
    - Neighbor concerns/complaints
  - e. Architectural – **Matthew and Tory**
  - f. Neighborhood Watch & Parking - **Board**
2. Ad-Hoc Committees: (Chair positions and membership open to all residents)
  - a. Rules and Regulations and Bylaws
    - i. Working on revisions based on 5/19/14 Board email. Needs approval. The Attorney is reviewing the document. Beth Taylor has been assigned to the project and she has been out of the office due to return this week.
  - b. Park Projects (dog park, playground, community garden)- on hold

c. New Resident Packet