

GATES AT BOULDERCREST UNIT OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA Minutes
July 14, 2014
7:00pm-8:30pm

- I. **Call to Order/Establish Quorum** Matthew, Gail, Ryan, Ja'Marr, Tory
- II. **Approval of June 2014 Meeting Minutes** Approved
- III. **Guest Present-**
 1. - **Fence installation. Discussion with Board. All sides of fence must match**
- IV. **Financials as of 6-30-14** (Balance Sheet and Income and Expense Sheets attached)
 - Current Operating Account \$24,799.56
 - Current Reserves Account \$103,900.40
 - Total amount in Association Dues received for June 2014= \$20,080.67
 - Total amount of Association Dues budgeted to receive in June 2014 = \$21,352.25
 - As of June 30, 2014, the delinquency rate is 11% with 19 homes holding a balance over 30 days. Most are investors*

 - Look back at last year 6-30-13 accounts:
Last year's Operating Account \$13,224.85
Last year's Reserves Account \$72,213.24
- V. **Previous Business**
 1. **CMA Maintenance- Completed. 3 houses on fall list**
 2. **Paving project- Completed**
 3. **Clearing of Ponds-** Ed with EAM Landscaping did visit the property on 7-12-14 but could not tell if the bottoms of the ponds were dry so he is going to wait until next week to visit the property again and if the retention pond isn't dry they will go in with boots and cut down the overgrowth. **At least clean fence line**
 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.
 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. **Will decide after survey and vote**
 6. **Trees-** Remove and prune trees in the park and around the homes for \$6,500.00. (attached)
 7. **Storage Building** **Next week**
 8. **Dog Park-** Owners are still submitting survey responses.
 9. **Triton Fire Hydrant Inspection-** Matthew spoke with Steve to get the correct information about the fire hydrants **All hydrants OK**

10. **Gossett Bowles**- attached quotes for review. Landscape improvements and Cross Tie Walls. Donnie is also putting together a quote to address all of the shrubs and other landscape concerns. [On hold](#)
11. **Gutters**- Bahak has provided quote for the homes around the outer circle for \$4,927.00 (attached). Bonnie is waiting on the list for the inner circle. Bonnie said that he will complete the walk through and provide the Board with a list of necessary repairs and a quote if it will make it easier. [Complete repairs after inner circle quoted- improvements next year](#)

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** [Find out what is happening to the trash bags](#)
 - c. Social – **Board Picnic 7/26 board to get sodas, water, burgers, hot dogs and buns. Share survey results**
 - d. Communications/PR - **Ryan**
 - 2nd quarter newsletter complete [Fall –FAQS have ballot based on survey results and what is affordable for the community](#)
 - 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. [Next month](#)
 - b. Park Projects (dog park, playground, community garden)- on hold**
 - c. New Resident Packet [Complete](#)

VII. New Business

1. **Reimbursement for construction cones to Matthew** [Discussed in closed session](#)
2. **Speed Bumps- GWP provided the attached quote for the installation of speed bumps for \$3,090.00. Will budget for**
3. **1236 Gates Circle- She wants to take down her fence and have the Association resume maintaining her rear lawn. Give 3 mo. To fix or remove and restore lawn**
4. **Trees vs. Grass- how to address complaints from Owners regarding the grass. Research best options**