

HOA Board Meeting Minutes

April 28th, 2019

Location: Orchard Lake Clubhouse

Board members present: Mike Britt, Krystal Bailey, David Boring

Board members absent: N/A

Board advisors present: Ashley Blackwell, Dennis Walczak

Call to order: 2:10 PM

Meeting Topics:

- Old business to discuss.
 - Review of April 11th meeting minutes.
 - Action Item Review.
- Recap of contact with Leon (AllSeasons Pool Co).
 - Lock will be removed by week of May 6th.
 - Mike to add personal lock until pool ready to open Memorial Day weekend.
 - Womens' bathroom toilet still to be addressed
- Discussed 3rd party management.
 - Ardent Proposal considered top option.
 - Advantage proposal received and currently backup option.
 - Action Item: David to contact Ardent to arrange meeting with Board.
 - Action Item: Krystal to contact PMI of North Atlanta for a proposal.
- Motion to name the following advisors to Board positions:
 - Ashley Blackwell to Asst. Treasurer
 - Phyllis Moy to Asst. Secretary
 - Dennis Walczak to Vice President.
 - All unanimously approved by acting HOA Board members.
- Discussed tabling Legal representation until 3rd party Mgmt meetings are conducted.
- Discussed public facing message via Facebook/Website to community.
 - Action Item: Mike to draft a message for Board review.
 - Action Item: David to update website with new Board advisors.
- Discussed Pending Property Modification Approvals for Jason Wiki, Lot 48.
 - Shed approved.
 - Gazebo not approved at this time.
- Discussed Clubhouse rental process and options.
 - Motion to amend clubhouse rental fees from \$75 to \$25
 - Motion to amend clubhouse cleaning deposit from \$100 to \$125
 - Both motions unanimously approved by acting HOA Board members.
 - Action Item: David to contact Mary for Clubhouse rental agreement form.
 - Action Item: David to contact Mary for current HOA Dues compliancy list.
 - Action Item: Ashley to create Clubhouse rental cleaning checklist.
 - Action Item: Dennis & Mike to repair & reinforce Pool gate.
- Next meeting left as tentative pending response from Ardent.

Meeting adjourned: 3:45 PM