

AUTUMN LAKE HOMEOWNERS ASSOCIATION BOARD
ANNUAL MEETING MINUTES
November 8, 2014

On November 8, 2014, homeowners of the Autumn Lake Homeowners' Association met at Marietta Alliance Church, 1787 E. Piedmont Road, Marietta, GA, for the Annual Meeting. In attendance representing the Board were: David Gabel, President; Ron Rosenthal, Vice President; Sally Platt, Secretary, and Katie Phelps, ACC Chair.

I. Call to Order

The meeting was called to order at 10:05 a.m. by the President. The Secretary confirmed that there were enough members present and proxies received to constitute a quorum.

II. Approval of Minutes

Minutes of the previous meeting were unanimously approved.

III. New Business

a. Amendment to Bylaws. The President explained that the second amendment to the Bylaws, previously distributed to all homeowners, would accomplish two objectives: (1) provide for the Board to be expanded to 7 members; and (2) allow the Board more flexibility in scheduling the annual meeting. On a motion duly made, seconded and unanimously passed, the second amendment to the Bylaws was approved.

b. Election of Directors. The President stated that all current Board members were willing to continue on the Board in 2015 unless other homeowners were willing to serve. With seven positions on the Board as a result of approving the second amendment to the Bylaws, nominations from the floor were opened. David Gabel, Ron Rosenthal, Sally Platt, Katie Phelps, Ashli Lyons, Angela Phillips and Laura Kloos volunteered. On a motion duly made, seconded and unanimously passed, all seven volunteers were unanimously approved to serve on the board.

IV. Treasurer's Report

The proposed budget for 2015 was provided for homeowners on the reverse side of the agenda at the meeting. The President reviewed the budget with the attendees. Discussion ensued, during which the President explained the current status of the lake (retention pond) and detention pond, along with the need for dredging and other maintenance of those areas.

V. 2014 Accomplishments

- a. Renovations to pool house
- b. Pool improvements
- c. The annual Halloween party was organized by Crystal Klug and well attended.
- d. Neighborhood yard sale
- e. Front entrance plantings
- f. Little Free Library
- g. Resurface tennis courts

- h.** Proposal of 3rd amendment to Covenants
 - i.** Copies of the proposed 3rd amendment to the Covenants had been provided on the association website for all homeowners prior to the annual meeting and a Special Meeting which had been convened on July 19, 2014 to discuss the provisions of the proposed amendment. For the purpose of further explaining the proposed amendment, the Secretary and President led a discussion and entertained questions from the attendees.
 - ii.** The President stated that a wide majority of homeowners who have returned their consent forms have elected to approve this amendment. Consent forms are still needed from the homeowners who have not yet made a decision for or against this amendment.
- i.** 2nd amendment to Bylaws drafted

VI. 2015 Plans

- a.** Further improvement to detention pond on Waterstone Way – stump removal
- b.** Neighborhood potluck: time and location TBD
- c.** Begin preparation for dredging project: removing unauthorized trees and shrubs from around the lake
- d.** Finalize 3rd amendment to Covenants

VII. Questions and Answers

Questions were entertained from the attendees concerning various issues of general interest.

VIII. Next Meeting

The next annual general meeting of the ALHOA will be held in November 2015 at a time and place to be announced.

IX. Adjournment

There being no further business, the meeting was adjourned at 11:48 a.m.

Respectfully submitted,

Sally Platt, Secretary