

AUTUMN LAKE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
November 9, 2013

On November 9, 2013, Board members and 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 Tara Sternagle (ACC Chair). Absent was Ashli Lyons (Treasurer).

I. Call to Order

The meeting was called to order at 10:10 a.m. by President David Gabel. 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. Treasurer's Report

President David Gabel reviewed the current financial status of the ALHOA and stated that nearly all expenses for 2013 have come in on budget or under budget. The ALHOA has \$99,000 in reserve for future expenses. The budget comparison for 2013 and 2013 was distributed. A discussion of the costs of dredging the lake and having further work done on the detention pond ensued..

The President stated that a dues increase is needed in order to accumulate funds to dredge the lake, resurface the tennis courts and make other repairs in the neighborhood. The Board has declined to act on a recommendation received during the reserve study to levy a special assessment of \$500 per year per home. Instead, the Board will continue to raise the dues by 10% each year until there is enough money in the reserve account to finance all the repairs.

IV. 2013 Accomplishments

- a. Removed dangerous concrete spacing strips on the pool deck and replaced with new material.
- b. Seasonal replacement of front entrance landscaping.
- c. Made further improvements to the detention pond area.
- d. Annual Halloween party (68 adults and 62 children).
- e. Neighborhood garage sale in June.

V. 2014 Plans

- a. Review/improve contracts as required
- b. Consider improvements to the tennis court surface and screening
- c. Consider improvements or replacement of pool facility
- d. Further improvement of the detention pond on Waterstone Way.
- e. Neighborhood potluck (time and location to be determined)
- f. Possible changes to the Covenants

VI. New Business

- a. **Election of Officers**

On a motion duly made seconded and unanimously approved, the following homeowners were elected to the Board of Directors for 2013: David Gabel, Ron Rosenthal, Sally Platt, Ashli Lyons, and Tara Sternagle.

Other homeowners who are willing to be involved with the ACC were invited to contact ACC Chair, Tara Sternagle.

VII. Questions and Answers

Questions were entertained from the attendees concerning various issues of general interest, including:

- i. Possible changes to the Covenants to limit the percentage of homes that are rentals
- ii. Possible increase the number of Board members
- iii. Revision of the Complaint form so that it is easier to complete and submit
- iv. Access to the tennis courts
- v. Renovation of the bathrooms at the pool
- vi. Purchase of a skimmer net for use at the pool
- vii. Coyotes reportedly spotted in the neighborhood

VIII. Next Meeting

The next annual general meeting of the ALHOA will be held in November 2014 at a time and place to be announced.

IX. Adjournment

There being no further business, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Sally Platt, Secretary