

AUTUMN LAKE HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
November 21, 2020

On November 21, 2020, homeowners of the Autumn Lake Homeowners' Association met via Zoom for the Annual Meeting. In attendance representing the Board were: Keysi Escalona, President; Nik Pratikakis, Vice President; Sally Platt, Secretary; Costas Simoglou, Treasurer; Michael O'Leary, ACC Chair.

I. Call to Order

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

II. Approval of Minutes

Approval of the Minutes of the previous meeting was deferred.

III. New Business

Elysia Bonner from CMA and Attorney Melinda Banks from NowackHoward were introduced.

IV. Financial Report and Budget Update

The proposed budget for 2021 had been provided to all homeowners prior to the meeting. The Treasurer briefly reviewed the financial status of the ALHOA. He stated that dues would increase by \$60 in 2021, for a total of \$660. Homeowners also were reminded that the Minutes of every Board meeting and the Balance Sheet and Income and Expense Reports are uploaded to the CMA website every month. Homeowners are encouraged to visit the CMA website and review the uploads.

V. 2020 Accomplishments

The Treasurer reviewed the improvements completed in 2020 as follows:

- a. Pressure washed pool house and repaired damaged areas
- b. Opened pool with Covid-19 and CDC/State/Cobb County recommendations
- c. Had tennis courts resurfaced, new nets and benches installed
- d. Had trees around pool trimmed
- e. Had several trees removed from ALHOA property, due to risk of falling on homes after rain.
- f. Continued clearing of HOA property on upper Mainsail
- g. Rebid all contracts
- h. Selected contractor for Lake/Detention Pond project
- i. Worked with CMA to secure loan for Lake/Detention Pond project
- j. Ongoing maintenance and upkeep

VI. 2021 Planned Projects

The Treasurer announced the following plans for 2021:

- a. Complete Lake/Detention Pond partial dredging and draining project
- b. Improvements to detention pond

- c. Stabilize dam wall
- d. Other projects as needed
- e. Ongoing maintenance and upkeep

The Treasurer reminded everyone that we still need to receive Assent forms in order to proceed with the loan for the Lake/Detention Pond project. Assent forms will be placed this weekend in the mailboxes of all homeowners who have not yet submitted them.

VII. Election of Directors

Nominations from the floor were opened. The five current Directors all volunteered to serve on the Board for another year. As no other nominations were presented and no one else volunteered, the nominations were closed. Then on a motion from the floor, duly made, seconded, and unanimously passed, the current five Board members were reelected by acclamation.

VIII. Questions and Answers

The floor was then opened for questions and answers. A question concerning the development known as Sprayberry Crossing was asked. The Secretary explained the current status of that proposed demolition and development.

IX. Adjournment

There being no further business, the meeting was adjourned at 10:40 a.m.

Respectfully submitted,

Sally Platt
Secretary, ALHOA Board