

Apalachee Heritage Home Owners Association 2012 Annual Meeting

MINUTES OF MEETING

Date: March 13, 2012

Time: 7 pm to 8:45 pm

Location: Dacula High School common area, 123 Broad St., Dacula, GA 30019

Attendees: All of the HOA board members (John Hembree - President, Gary Gravlin - Treasurer, Hugh Crossman – Secretary) , Darren Thurmond of Atlanta Community Services, 45 Apalachee Heritage homeowners representing 30 properties as per the sign-in sheets.

Agenda: The purpose of this meeting was to serve as our annual HOA meeting as required in our bylaws. (The full agenda is attached as Addendum A below)

1. Meeting was called to order at 7:07 pm by John Hembree.

Homeowners in attendance who volunteer to serve on various committees that serve our HOA were acknowledged and thanked for their efforts – most notably the social committee and the ARC. Others are encouraged to volunteer as there continues to be a great need in these areas or to help out with the newsletter preparation, landscaping, website or pool. Please submit the Volunteer/Board Application Form which is on the sign in table or available on our website. There was a show of hands for any new residents that were in attendance. John Hembree moved that in view of the fact that minutes from last years meeting have been available on line for a year and in order to conserve time that we dispense with the reading of last year's meeting minutes. The motion was seconded by Dianne Crossman. There was no discussion and the motion carried so the minutes from the last meeting were not read into the record.

2. Gary Gravlin gave the treasurer's report highlighting the closed 2011 budget and the 2012 budget.

He noted that at a 100% collection rate on annual assessments we would be collecting $420 \times \$450 = \$189,000$ which is what the budget is based on. However, we never achieve that collection rate.

We now have begun lawsuits against the worst offenders for being in arrears on assessment payment. This is why we appear to be over budget on legal expenses in 2011. There is an upfront cost which should be recovered after the judgment is awarded. We are attempting to turn around the rate of assessment collection by "increased level of encouragement" via legal proceedings.

Another item we went over budget on last year was security for the pool. This is unfortunate but we felt it was necessary. The choice is to either put security in there or have an uncontrolled and unsatisfactory environment at our pool.

The tennis court resurfacing was a significant expense last year but it is much cheaper to maintain it than to end up having to replace it.

We have also budgeted for increased expenditures in common areas such as detention ponds as recommended in the Capital Reserve Study that was conducted for us by Ray Engineering last year.

Our reserve is now at about \$40,000 and not much was added last year due to the previously stated reasons in 2011.

A question was raised by Pat Chesney as to why the Admin line item was so far over budget. Darren Thurmond explained that this is due to so many mail outs primarily for inspection letters and the fact that this account becomes a "catchall" account for any expenditures for which there is no assigned account.

3. Darren Thurmond of Atlanta Community Services spoke about ACS's property inspections, covenant enforcement and dues collection policies.

Darren began by discussing what ACS is tasked with – essentially being the "arms & legs" of the board. The letters that go out from ACS concerning monthly property inspections and covenant enforcement are a necessary evil. It must be done to keep the neighborhood looking good and to keep property values up. These letters go through a process of escalation through 4 potential levels. The first can be considered as being the "friendly"

contact. The 2nd and 3rd are worded more strongly and go by both regular and certified mail. At level 4 daily fines can begin to accrue.

Currently there are 5 foreclosures and 5 bankruptcies in the community and some of these are eyesores and not being cared for as they should be.

Assessment collection is ahead of last year at this point. No legal action or threats of it have been necessary but that will begin in May. First there are "30 day" letters sent and then accounts are turned over to collections.

A resident asked how many rental properties are there in the neighborhood at this time. John Hembree answered that it was about 45 so a little above 10%.

4. Hugh Crossman gave an update concerning the proposal to expand Briscoe Field to include scheduled passenger service. He reported on projects that have been completed during the last year, those that are still planned and pending and an update on our bylaws amendment proposal (See Addendum B below for project list).

Currently there is one proposal that has been accepted by the BOC and that is from Propeller Investments. They have stated that they are only interested in becoming the private operator of Briscoe if it includes expansion and schedule passenger service. They envision 10 gates and 80 flights per day. So far the BOC has been voting 3-2 in favor of moving in this direction. Propeller has promised a "pot of gold" and 20,000 jobs but no real economic, financial or environmental impact studies have been done so all their claims are suspect at best.

This will impact us to a great extent because of where we are located in relation to Briscoe. If you look at a map and extend the runway out it will draw a nearly perfectly straight line to Apalachee Heritage and the distance is 3.1 miles. These 737's and 757's will be right over us as they come in to land at about 400 feet. When the normal operation of the airport is reversed due to a change in wind direction we will have the take offs coming in our direction. The impact on home values due to being close to an airport and the resulting noise has been studied and we can probably expect to suffer anywhere between a \$16k to \$24k hit to our home values.

Some of the recent findings of the APCRC are very revealing. Questions that were asked such as how much control would Gwinnett County be able to exert over things like the hours of operation at Briscoe, the types of aircraft coming in, establishing "no fly zones", limiting the number of passengers per day or per hour all got the same answer. Gwinnett County will not be able to exert any control at all in these areas. It will be totally up to the FAA, the airlines and the private operator. This was the answer given by the FAA's district manager.

There are things that we can all do. Don't sit back and figure it is a done deal and do nothing. We only have to change 1 vote on the BOC to stop this from happening.

- Sign the online petition that C4BG has started. There is a link to it on our web site's home page.
- Get the C4BG newsletter and stay informed. Give them a donation. Volunteer with them.
- Go to a BOC meeting and get up and speak. Same goes for the APCRC meetings.
- Everyone can and should do something otherwise we have ourselves to blame if this goes through.

Our proposed amendment to our bylaws to change the number of board members from the current number of 3 to 5 now has nearly enough votes to pass. Around 200 yes votes and 1 no vote have been cast. Our 2/3 threshold is just a little above that but it changes depending on how many people are in good standing at the time the count is done. We probably only need about 10 more yes votes to file the amendment.

The project list that was handed out (Addendum B) was reviewed hitting some of the high points on it such as:

- The Capital Reserve & Engineering Infrastructure Study that was completed last spring by Ray Engineering. The full 55 page report has been posted on our community web site and residents are encouraged to read it since it pertains to property that we all collectively own and are responsible for maintaining.

- We also had our 3 tennis courts resurfaced which was an item that was pointed out as being overdo in the Capital Reserve Study. Ramel Stallings commented that she thought the purchase of a used Tennis Tutor ball machine was “over the top” and was not justifiable since the tennis courts are so under utilized. Hugh responded saying that the \$300 was not an elaborate expense considering how little has been spent on improvements in this area and that it represents an effort to stimulate more activity and interest in tennis. The machine would have retailed for \$925 when new.
- Kindell May remarked that the chaining off of the pool parking area seems to be keeping people from using the playground. HC said that if that was the case it was an unintended consequence and the addition of the 2nd sign on the chain was meant to help fix that issue. The chain is not there to deny people access to the playground. It is there merely to keep out late night car traffic which brings drug activity, trash, vandalism, etc.
- The email list development continues but it is slow. About 170 email addresses are on it now. HC thought it would be double that by this time but it is very hard. There is a lot of good that can derive from us having a more complete email list especially in emergency situations but yet people are reluctant to sign up for it. What we are dealing with is not so much a communications problem as it is an apathy problem.
- The pole light in the parking lot should be installed in the next month or so. Hopefully with that and the addition of more security cameras in this area it will deter the activity that seems to have now relocated up there because of the pool parking lot being chained off. We may have to consider chaining the tennis area off also. It seems to be effective even if the chain is not locked which is the case at the pool.
- We intend to add more video capability to the pool system hopefully by using wireless cameras. We can either add a new 8 channel DVR to the existing 4 channel system giving us 12 channels available or replace the 4 channel DVR with an 8 channel and just settle for 8 channels total. One quote that we got from Eagle Security to enhance the system at the pool was \$8,000 but we think we can do it in house for around \$1,000.
- The proposal to convert the pool to a salt water system has been re-examined but seems to be cost prohibitive at this time. It would run \$8k to \$10k for a pool our size according to our pool company, AMS. Pat Chesney remarked “why don’t we get more quotes than just the one?”. She said we should always get at least 3 quotes for everything. HC responded that sometimes that was not practical and that there was not always time to do that like when the pool gate lock mechanism was inoperative. We just have to get things like that fixed as quickly as possible and the cost involved for something like that does not justify the time that would have to be spent on getting the quotes. Furthermore, many items on the project list have been done in house so there is no labor to get quotes for.
- The vacant lot eyesore on Kachina was discussed but there is not much we can do about it other than to keep asking the lot owner to maintain it and keep it cleaned up.
- Additional signage will soon be put up at the pool and tennis parking areas and at the playground area. The playground sign states 1) the equipment is for those under 12 years of age, 2) No Loitering 3) Abuse, defacing and destruction of the equipment will not be tolerated. The parking lot signs are basically copies of what some of our neighboring subdivisions already have in place and they state 1) Apalachee Heritage use only 2) trespassers will be prosecuted 3) no loitering 4) lot hours (8am to 9pm for pool and 8am to 10 pm for tennis) and 5) unauthorized cars in the lot will be towed at owners risk and expense.
- We also plan to patch & re-paint the concrete areas at the pool that have previously been painted (covered area & bathrooms) before the pool opens.

5. John Hembree made some announcements about upcoming events.

- Homeowners with seniors that will graduate this spring should submit the graduate’s name and the school by April 12th either by email to webmaster@apalacheeheritage.com or by mailing it to our PO Box 1884 in Dacula.
- The Easter Egg Hunt will be Saturday, March 24th at the pool area at 10 am.

- Our spring community yard sale will be the weekend of April 27th – April 29th.
- The pool will open on Saturday, May 19th. Kindell May added that there will be opening day activities planned including kids activities and food.
- Our July 4th parade & BBQ will be Saturday, June 30th.

6. John Hembree asked for nominations from the floor for anyone wanting to be considered a candidate for the upcoming HOA Board of Directors election. There were no nominations. The fact that the board will most likely become a 5 member board sometime in 2012 was briefly discussed and how those 2 new seats would be filled. It will either require a special election or an appointment by the existing board. If there are only 2 candidates for the 2 new seats then they will fill the new seats by default.

There being no applications on hand for candidates for the existing 3 board seats and no nominations forth coming from the floor, a motion was made to move forward with the 3 current board members being re-elected by acclamation since they are unopposed. The motion was seconded. There was no discussion and the motion carried by voice vote.

7. The floor was open for questions and comments from homeowners.

John Hembree remarked that we have only achieved a quorum once in any previous election. Kindell May asked what constitutes a quorum. JH answered it is 25%. KM wanted to know if we could lower what constitutes a quorum. JH said that lacking a quorum the board can appoint members. A 5 member board will allow the work to be spread out and delegated. Using Apachee Farms as an example, areas of responsibility such as newsletter, pool, tennis, ARC, green space, social, etc. could be delineated.

Ann Lalinde expressed her appreciation for the good job that the board was doing and several others echoed that sentiment verbally and with applause.

John Hembree stated that not everyone is as cooperative as we would like when violations are noted sometimes. Some things can be reported to Gwinnett County's code compliance for them to handle. Street parking is difficult to deal with but in cases where there is a safety issue they will act. Darren stated that the police can be called in these instances. Little can be done otherwise since we don't own the streets. You can file complaints online. There seems to still be a lot of running stop signs along Gran Heritage. Speed humps are probably not the ideal solution. People that speed will still speed in between the humps and when they are put in they tend to lower home values.

A resident asked Darren what the best way to contact ACS was. He answered that it was email.

Another resident commented that a neighbor of hers had been removing trees and then moved them into the green space. John Hembree asked her to please send an email to Darren about this with the address. She stated that the same house is rented and there is always illegal activity going on there late at night. She has called the police but they don't do anything. Often there are trucks parked there. She said she has a strong sense that things are not right at this house but nothing gets done about it. Darren commented that G.C.P.D. should handle this and he had never known them not to act when there was illegal activity going on.

8. Hugh Crossman wished to remind everyone to vote in the upcoming primary in July. There are 3 candidates running for our district 3 commission seat which is currently occupied by Mike Beaudreau. He will run for re-election against Mike Korom and Jerry Oberholtzer both of whom have stated that they oppose the expansion of Briscoe Field. Therefore, this could be a very important election for us and a way to reverse the current board's tendency toward favoring the expansion.

9. Hugh Crossman asked if there was any further business to bring up. There was none. He motioned that the meeting be adjourned and it was promptly seconded by numerous attendees. The meeting was adjourned at approximately 8:45 pm. No future meeting was scheduled at this time.

Action items resulting from this meeting:

| No | Assigned to | Details |
|-----------|--------------------|---|
| 1 | All residents | Get involved & take action opposing Briscoe expansion |
| 2 | All residents | Vote in the BOC primary this summer |

Minutes prepared and submitted by Hugh Crossman – Apalachee Heritage HOA Secretary

**2012 Apalachee Heritage H.O.A.
Annual Meeting Agenda
March 13, 2012**

John Hembree - Welcome and Introductions

Hugh Crossman – Minutes of Previous Meeting

Gary Gravlin - Treasurer's Report

**Darren Thurmond - Atlanta Community Services
Property Inspections, Covenant Enforcement Policy, and Assessments' Policy.**

**Hugh Crossman - Completed & Upcoming Projects
Bylaws amendment status update
Airport Update**

**John Hembree - Announcements
Graduating seniors names for banners due by April 12th**

Egg Hunt on March 24th 10:00-11:30am

Community Spring Yard sale on April 27-April 29th

Pool opens on May 19th

4th of July parade and BBQ-June 30th

John Hembree – Election - Introduction of Board Candidates.

John Hembree - General H.O.A. questions & comments.

John Hembree - Adjournment

Addendum B

| <u>Completed projects 2011-2012</u> | | status | cost |
|---|--|-----------------------------|----------|
| 1 | Capital Reserve/engineering infrastructure study | complete 7/1/2011 | \$3,000 |
| 2 | Purchase & install 4 "Respect Our Trails" signs | complete 4/15/11 | \$253.44 |
| 3 | Replace inoperative drinking fountain at the pool | complete 4/19/11 | \$492.00 |
| 4 | Improve drainage at pool & add dry river bed | complete | \$1,200 |
| 5 | Install video security system for tennis area | complete 5/1/2011 | \$775 |
| 6 | Repair 4 shot out tennis court light lenses (vandal.) | complete 5/5/2011 | \$400 |
| 7 | Repair 2 shot out windows in pool building (vandal.) | complete 5/5/11 | \$391.60 |
| 8 | Repair inoperative underwater pool lights | completed | \$1,250 |
| 9 | Paint pool house & deck area & do repairs to lattice | completed | \$1,600 |
| 10 | Paint tennis court bathroom building ext. + floor | completed completed | \$700 |
| 11 | Resurface tennis courts | 7/18/2011 | \$6,400 |
| 12 | Repair folding chairs in showers of both pool bathrooms | completed | ~\$50 |
| 13 | Replace defective 50A GFI breaker & 20A pump breaker at pool | completed | \$90 |
| 14 | Replace defective pool pump | Completed | \$750 |
| 15 | Replace defective tennis court light contactor | Completed | \$59 |
| 16 | Replace 3 old pool umbrellas | Compleed | \$450 |
| 17 | Repair defective pool gate lock power supply | Completed | \$120 |
| 18 | Repair defective pool security camera | Completed | \$450 |
| 19 | Purchase & install 4 "No motorized vehicle" signs | Completed Completed | \$108 |
| 20 | Repair lightning damage to tennis irrigation system | 9/17/2011 Completed | \$700 |
| 21 | Correct drainage and erosion issues at tennis court area | 9/17/2011 Completed | \$1,500 |
| 22 | Improve landscaping in tennis area | 9/17/2011 Completed Fall | \$1,500 |
| 23 | Purchase used Tennis Tutor ball machine | 2011 Completed Jan. | \$300 |
| 24 | Chain off pool parking & add signage | 2012 Completed Feb. | \$290 |
| 25 | Repair & restrain playground play set | 2012 | \$637 |
| <u>Planned/Pending projects 2011-2012</u> | | | |
| 1 | Develop community email list | in progress | \$0 |
| 2 | Pass bylaws amendment to increase board to 5 members | in progress | \$0 |
| 3 | Install pole light in tennis parking area | Winter/spring 2012 | \$2,100 |
| 4 | Add more video cameras to tennis area system | future | unknown |
| 5 | Add more channels & video cameras to pool system | future | unknown |
| 6 | Install backflow preventer - tennis court bathroom | in progress | \$760 |
| 7 | Add landscaping upper det. pond Heritage Oaks Circle | in progress | \$875+ |

| | | | |
|----|--|------------------------------|----------|
| 8 | Consider converting pool to salt water system | future - 2012? | ~\$5,000 |
| 9 | Resolve vacant lot eyesore on Kachina Tr. cul-de-sac | future | unknown |
| 10 | Improve landscaping at Dacula Rd. entrance | future | unknown |
| 11 | Replace aging pool furniture | future | unknown |
| 12 | Improve landscaping on hill at the pool | spring/fall 2012 | unknown |
| 13 | Purchase 4 tennis court benches | Winter/spring 2012 | ~\$500 |
| 14 | Additional signage for playground, pool & tennis parking areas | Spring 2012 Spring/Summer | ~\$100 |
| 15 | Detention pond maintenance | 2012 | unknown |