

Present: Manny, Ken, Annette, Joel, Fred, Matt, Pam

The meeting was called to order and a quorum was present.

Secretary's report: The minutes from the November meeting were approved.

Treasurer's report: The financial report/budget was presented and reviewed. 1 homeowner is outstanding on dues for 2015 and late fees are in effect. The financial report does not include dues received already for 2016 of which 24% of homeowners have already paid. The actual amount for winterization of the sprinkler system ended up at \$150.

TEAM REPORTS:

ART – No Report.

Communication – No Report.

Covenant Violations – Ongoing violation – two letters have gone out certified/return receipt, one return receipt has been received back the other has not. Check status on usps.com

Covenants – The 3rd Amendment Landscape Maintenance is out for voting. Vote to date is 54 in favor to 7. The 4th Amendment on Rental/Leasing is with the attorney for review.

Detention Pond – The next maintenance is in February. Fred will contact Austin again for a quote.

Government – 2nd KBR council meeting was held. There was a contingent of homeowners who do NOT want these proposed improvements implemented. Further consideration will be given before a decision is finalized and another hearing may be held. Significant points about the plan: About 50% of the traffic turns onto Waters Rd. off KBRd going home in the afternoon. This greatly reduces the volume on KBRd going toward Old Milton. The plan now is to do NO further work on KBRd beyond Waters Rd. Two additional lanes would be added to KBRd from N Point Pkwy to Waters Rd. on the south side on KBRD with no more land being utilized on the north side.

The bridge over the greenway would be widened to accommodate these lanes (the bridge was built to allow this). Access to the greenway would be built to go under the bridge. Turn lanes would be added and lengthened at the N. Point parkway intersection. School buses are a significant part of the problem for about 2 hours a day. The plans for this work can be found on the Alpharetta website.

Landscape – Remove existing seasonal flowers and drop pinestraw as it is too late to plant pansies. On the main entrance sign some of the stones are loose or have fallen off, Matt will look into estimates on repairs. The fixture floodlights outlet doesn't work, see if the breaker has tripped. Recommend we have an electrician check everything and give a written recommendation for any fixes/repairs needed. Board voted and approved up to \$300 on this but anything over this amount needs to be approved before any work is done.

Social – Friday will be the judging for Best Decorated.

Welcome – No Report.

Legal – The attorney will have Covenant amendment 4 back to us by the end of the year. Attorney fee going up to \$240/hour from \$225, they mailed in a letter regarding this.

Meeting schedule: Board = December 15 Next Meeting Jan 19 Feb 23 MEETING ADJOURNED