

Present: Manny, Susan, Ken, Annette, Joel, Pam, Fred, Andra

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

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

Treasurer's report: The financial report/budget was presented and reviewed. 1 homeowner is outstanding on dues and late fees are in effect.

#### **TEAM REPORTS:**

**ART** – No Report.

**Communication** – The website is up to date. Review an email received from a homeowner requesting an updated directory. Annette will draft a universal response to this question and present it to the board when ready, to review and approve.

**Covenant Violations** – Mostly inconsistent violations around the neighborhood such as garbage cans left out or in sight, yard edging, commercial vehicle parking. On the commercial vehicle the board approved a violation letter via certified mail be sent out as this is a repeat offender.

**Covenants** – The 3<sup>rd</sup> Amendment Landscape Maintenance is out for voting. Vote to date is 49 to 7 in favor. We need 86 yes votes to pass it.

**Detention Pond** – Waiting on the leaves to finish falling, we'll contact Austin as one option on maintenance/clean-up.

**Government** – The next public meeting has not been rescheduled yet. When the information is out Pam will post the information on the Facebook community group page. Alpharetta has released it's campaign of "Don't Block the Box" regarding blocking intersections while making a turn. If you are caught there is a fine and 3 points on your license. Drivers making a turn must stay behind the stop bar and crosswalk until they can fully complete their turn without sitting in the intersection "blocking the box".

**Landscape** – Joel and Matt walked Kimball Bridge Road last week and Matt will get quotes for repairing/making the fences more consistent. At the main entrance an area of fence is in bad shape and needs boards replaced and the fence across from the Pinehigh Dr. entrance sign has nails popping out. The board approved the \$100 fee to have the irrigation system closed for the winter.

**Social** – Great job on Halloween thank you Andra. Fred has all of the holiday decorations. For the island decorating Joel will get with Matt for availability. We will continue the best decorated house contest this year. Annette will get the flyer updated and a copy to Joel to make copies of and distribute.

**Welcome** – Joel went through the list and will get to the houses without the tenants name to update.

**Legal** – Susan is waiting to hear from the attorney regarding Covenant amendment # 4 on rentals. She spoke with her regarding the issue with the detention pond temporary dues increase notice that went without the ballot and the attorney reviewed the new letter written to be sent out and recommended the payment options be changed to 2 years. Manny made a motion to accept, seconded by Ken, majority approved. The board will work with anyone with a legitimate hardship to come to a mutually agreeable payment schedule.

**Meeting schedule:** Board = December 15

MEETING ADJOURNED