

Farmbrook Village Recreation Association Board of Directors

Meeting Minutes 5/7 April 2010

The BoD meeting commenced at 7:15PM, April 5th at Treasurer Wes Barker's home with all members in attendance. We were also pleased to welcome association member Don Olds for a portion of the meeting. The meeting was briefly continued the evening of April 7th at the same location.

Officer Reports:

-Vice-President Randy Lariscy reported on the status of the website (www.farmbrookvillage.com) and the fact that we've begun to receive 'e' queries via that source. He also presented the first draft of the Reserve Study he proposed at the last BoD meeting. It's an attempt to identify and value all FVRA community assets and to project when and how much money it will take to repair and maintain those assets over the long term. The ultimate goal is to establish a credible reserve repair/maintenance fund - a first in the 25 year history of the subdivision!

-Secretary 'Rocky' Brier advised that he thinks it's time for a newsletter that would address - among other topics - the Spring Cleaning Work Day, the pool Opening Date, and the two community meetings planned to announce the 'go forward' approach for the tennis court replacement.

-Treasurer Wes Barker reported on the progress of annual dues collection. Remarkably, 70 of the 98 homeowners have paid their dues to date. He also provided an updated listing of both those that are current (Deposit Summary) and those that are not (Open Invoices). The latter needs to have late fees added to it. A brief discussion ensued about particular homeowners and their ability to pay as well as our plans for collection. The ownership of a few homes is in question. Wes will continue to pursue delinquent annual dues payments and associated late fees.

Visitor Input: Don Olds offered his thoughts on how best to address the tennis courts' damage. He felt that a yearly 'money set aside' approach would serve best versus either a loan or special assessment approach. Inherent in his suggestion would be the immediate clearing of the present court debris and the establishment of some sort of grass area until needed construction funds were accumulated. The BoD took his comments under advisement.

Committees:

Pool - Wes advised that he has scheduled (April 14/15) the installation of the new pool pump as well as the 'prep' of the pool for opening in late May. The cost was \$1977 and includes all the necessary chemicals for the coming season. The continuing need for a pool caretaker/manager was discussed and included a delineation of the required duties for the position. Two more names were put forward and Wes will contact both to gauge their interest. The annual Cobb County inspection of the pool is coming up and it was suggested that that would be a good time to assess the pool interior surface condition for any needed repairs.

Tennis Courts - The consensus that the association covenants require that the BoD repair/replace the courts was reaffirmed. Discussion focused on the merits - or lack of - of various approaches to funding the replacement of the courts. The Treasurer was charged with finding out from our local bank the particulars (amount, interest rate, payback schedule, administration) of establishing a line-of-credit should we choose to go that route. He will also prepare an annual income versus costs analysis for presentation at the meetings cited immediately below in these minutes. Similarly, Randy will put together a general presentation on the approach we decide upon for the needed repairs. It was agreed that - in lieu of a survey - two association member meetings (Saturday, May 1 and Wednesday, May 5) would be held to advise homeowners of the decision of the BoD on this matter.

Architectural - BoD President Stefanie Fountain emphasized the need for all complaints to be submitted in 'writing', preferably via e-mail through the website. BoD members will so advise all homeowners who wish to lodge complaints. Several improperly (visible from the street) parked boats have been identified in the neighborhood, and it's believed there is an illegal (building permit expired; no county approval) swimming on the grounds of one home. Stefanie and Wes will work these issues. The swimming pool question may require Cobb County inspector intervention.

Old Business:

Neighborhood Work Day - Scheduled for Saturday, May 1 from 9:00AM to 1:00PM. It will be followed immediately by the first of the association member meetings to discuss replacement of the tennis courts.

Pool Pump - See above in the Pool Committee section.

New Business

-None-

The BoD meeting was adjourned at approximately 7:30PM on April 7. The next BoD meeting is planned for Wednesday, May 12 at 7PM at Treasurer Wes Barker's home at 4204 Newpond Trail.

'Rocky' Brier
Secretary
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