

**Morningside Subdivision Homeowners Association, Inc.**  
**Annual Meeting**  
**May 16, 2015**  
**Minutes**

On Saturday, May 16, 2015, the Annual Meeting of the Members of Morningside Subdivision Homeowners Association, Inc., was called to order at approximately 10:00 a.m. at the Morningside Subdivision Pool.

Based on Article II, Section 3.8.2.11 of the Bylaws of Morningside Subdivision Homeowners Association, Inc., twenty five (25%) of the members are needed for a quorum to conduct official business. A total of thirty five (35) community members attended the meeting in person and/or by proxy and therefore a quorum to conduct business was met.

Jim Allerdice started the meeting by welcoming Guest Speaker Bob Werner with Senoia Code Enforcement. Some areas discussed by Mr. Werner were:

- Parking in Street.
- Grass Cutting & Weed enforcement.
- Dogs. Excessive barking. Dogs have to be on a leash. Contact Public Works for stray dogs. Mr. Allerdice stated for habitual offenders who's dogs continue to roam, call the police. Otherwise, do the neighborly thing and get the word out to the owner of the dog. Mentioned Facebook works very well.
- Chemical Waiste - Oil Filters need to be placed in a recyclable bag and taken to Crooks or Advanced and placed in appropiate containers. Do not pour oil in the yard or down street drains.
- Senoia Clean-up day was great success
- Trash pickup. Can contact waste company for large objects. Dependable Waste will come once a quarter to pick up large items at no cost.
- Limb pickup is on Monday. Limbs have to be 4 to 5 inch round to 6 foot in length. Do not place loose clippings unless they are bagged.
- Question from a member came up to ask about the clearing the pond off of Rockaway Road. Said trees were left and were told they would return and never did. Mr. Allerdice stated he would follow up on the matter and that they would have to have dry conditions in order to finish clearing.
- Maintaining the pond – Bob talked about the new state rules that will be in effect within the next year.
- Trash Cans - Do not leave trash cans in front of mailboxes.

Mr. Allerdice introduced Chuck with City Council who spoke about Storm Water. There will be a meeting in January 2016 for everyone to please attend. Soon there will be a fee - either a tax or utility bill. He stated the City is working with consultants to train employees to monitor how to fund & be fair to everyone when applying the fee. Fees will be based on drainage properties in the City, single home, commercial, roof & driveways. Mentioned Storm water feeds into Hutchinson Lake. Mr. Allerdice stated this is State mandated and to write the councilman and show up at the meeting to voice your opinion.

Mr. Allerdice introduced Linda Hagler the treasurer. She discussed the financials and the budget. Some items she spoke about are:

- Utilities went up but the phone went down.
- Discussed Landscaping fees
- Fines & initiation fees were coming in.
- 2014 Cash Flow Chart, income expense statement, actual expenses & year to date expenses.
- Reduction of Management fee.
- Mentioned pool was biggest expense.

Mr. Allerdice introduced Linda Hagler once again as the Landscaping Committee. Linda mentioned that it has been a busy week. Seasonal Landscaping is in place. Special thanks to Colleen Allerdice who spent several hours doing this and John Sutch for helping clean and paint the signs. Linda also mentioned for everyone to stop by the pool on Wednesday at 10:00 am for a special presentation from a “master gardener”.

Mr. Allerdice introduced Don Caputo the Pool Chairman. Mr. Caputo does a great job maintaining the pool as well as the phones and security system. Mr. Caputo thanked all of his assistants for all of their help. Mr. Caputo asked for more help in maintaining the pool. He mentioned several items:

- Motion detector alarms installed and will go off when any motion is found and will alert the police. Jim Allerdice & Don Caputo are called.
- Added yellow stripe to step up area at the pool.
- Reliable Services along with Mr. Caputo test the water frequently.
- Stressed that no glass is allowed at the pool.
- Mentioned Lorene takes care of the skimmers.
- Question asked when do motion sensors come on. That information is not allowed to be released. However, abiding by the pool hours will ensure that the alarm is not set off.
- Pool has about 4 to 5 years left before resurfacing is needed.

Mr. Allerdice reported for the Architectural Control Committee. Items below discussed were:

- Send in Modification Request forms prior to making any changes to the outside of your home.
- The ACC inspected the community to find some sheds were not in compliance. Some have entered into agreements that when they move the shed has to be removed. Another agreement for shed removal was in progress and will be completed today.
- Question arose as to what landscaping has to be approved? Any major landscaping such as putting a new flower bed, cutting down trees, planting new trees, etc. Mr. Allerdice stated no modification request is required for planting flowers in existing beds.
- Approval is needed for any external modification. If you are adding on to your deck or changing color of your home or adding a shed or fence, etc. Colors have to be reasonable colors. If you are making repairs to you're an existing structure then no approval is needed.
- Modifications requests are usually answered in a few days and per the covenants the Board has 30 days to act.

Mr. Allerdice introduced himself as the Communication Committee. Items below discussed were:

- Voluntary directory, only people who enter will be in the directory.
- Stated do not use the directory for commercial purposes.
- Stated website is functional, [www.morningside-senoia.com](http://www.morningside-senoia.com)

Mr. Allerdice introduced Laura Harbin as one of the members of the Social Committee. Items below discussed were:

- Laura stated that they have a broad range of ages and welcomed everyone to bond together and support one another.
- May 31, 2015 end of the school year party. Several other events are being planned.
- Mr. Allerdice placed the **Motion to Approve the Social Committee Budget of \$1500.00** before the membership. **The Motion was Approved by Unanimous Consent.**
- Future plans to send out welcome baskets to new buyers.
- Mr. Allerdice stated that if the committie spends more than \$400.00 on an event the Board has to vote on this.
- Mentioned to hold larger events at Legacy Church.

Mr. Allerdice spoke about Board Elections. Stated that the Board Elections is coming up on December 31, 2015 and anyone who is interested in running to let the current Board know by September 1, 2015.

Mr. Allerdice introduced Pam Reid from Community Association Management. Mrs. Reid outlined what services CAM provides:

Preparing Financials, budget, paying bills, collecting and depositing association funds. Mentioned out of 138 owners only 5 are delinquent and collections are in place. Mr. Allerdice mentioned the Board chose to reduce the CAM services by doing their own covenant drive through each month and reporting violations to CAM. It was stated that having Community Association Management was very beneficial to the Association.

Mr. Allerdice made a motion for everyone to vote on a motion to Form Capital Improvements AD Hoc Committee. All in favor at the meeting voted yes.

Mr. Allerdice placed the **Motion to form the Capital Improvements Ad Hoc Committee** before the membership. **The Motion was Approved by Unanimous Consent.**

Mr. Allerdice opened the floor for any other discussion items.

New items discussed were forming a reading club and placing benches in the Community.

There being no other business, a Motion to Adjourn was made, seconded, and approved. The meeting adjourned at approximately 11:49 a.m.

**ORIGINAL SIGNED BY:**

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Julia Sutch  
Board of Directors – Vice President/Secretary  
Morningside Home Owners Association, Inc.

**ORIGINAL SIGNED BY:**

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James K. Allerdice, Jr.  
Board of Directors - President  
Morningside Home Owners Association, Inc.