

Morningside Subdivision Home Owners Association, Inc.
2016 Annual Meeting Minutes
May 14, 2016

This meeting was scheduled for Saturday, May 14, 2016, at 10:00 am at the Morningside Subdivision Pool.

BOD Members in attendance: Rebecca Anderson-President, Chris Kimner-Vice-President, Julia Sutch-Treasurer

- I. Call to Order (10:11 am) - Ballot regarding amendment to Article 6.16 of the Morningside Covenants was distributed to household in attendance and collected by the BOD to determine a quorum. Julia Sutch, Treasurer, counted the ballots and validated voting rights of households that voted.

- II. Treasurer's Report (given after Landscape & Grounds Committee report)
 - A. Review of Morningside's Budget
 1. Total cash assets - \$105,721
 2. No budgets allocated were overspent.
 3. Budget can be sent out electronically to residents prior to the annual meeting. The BOD votes on the budget and not the HOA as a whole. If distributed, it would be informational only.
 - B. Account Balances
 - C. Fines Collected from Violations

- III. Committee Reports
 - A. Landscape & Grounds Committee-Linda Hagler, Chair
 1. Discussed three year plan of what has been accomplished in the subdivision thus far (hardscape, bird houses, re-did Christmas decor). Next year will be adding more greenery and bird houses.
 2. 2015 budget increased for 2016 by \$950 to \$11,675.
 3. Retention Pond up to code? No complaints from the city. The fence adjacent to the pond is the responsibility of that homeowner.
 4. Rebecca-active solicitation of bids to repair the retention pond but can not begin work until the city begins their portion. No response from the city (Bob Werner) regarding when work will start. Rebecca's next option is to go to City Hall personally or go over Bob Werner's head.

B. Architectural Control Committee-Jim Allerdice, Interim Chair (given after Treasurer's Report)

1. Jim will propose amendment wording regarding placement of the basketball goals if passed.
2. Open position as ACC chair was offered. No interest at the meeting.
3. Reminded residents that any modification to the outside of the residence is subject to ACC review. Even a change in color (e.g. shutters). When in doubt, submit a modification form. Maintenance does not need ACC approval.

C. Communications Committee-Jim Allerdice, Chair

1. Email list - those that wish to be on the list can email Jim or the BOD.
2. Directory - No soliciting is allowed. Those that are in the directory will get the directory.
3. The Morningside Chat - no issues. This chat will continue.
4. MHOA Website - no issues and the site will continue.
5. LinkedIn Group - no issues and the site will continue.
6. FaceBook Page - no issues and the page will continue. There is also a page for females only (Lady Morningside) and males only (Morningside Man Cave).

D. Pool Maintenance & Improvements Committee-Don Caputo, Chair

1. Planned Improvements and Maintenance - New lounge chairs have been ordered and should arrive in a few weeks (8 this year and 8 more next year). Within 2 years, the two pools will need resurfacing which will cost approximately \$15,000. A pool pump was lost in the off-season.
2. No glass bottles at the pool. If glass gets in the pool, all 50,000 gallons will need to be drained and replaced. This can take 10 days.
3. No issues with smoking at the pool.
4. Do not reach into the skimmers as there could be black widow spiders (especially children).
5. The alarm system is working well, no issues.
6. Only individuals 13 years of age or older can be at the pool without an adult. 12 years and younger must be accompanied by a legal adult (18 years or older).

E. Social Committee-Nelson Bingel, Co-chair

1. Budget for 2016 is \$2,000.
2. Planned events for the year - June 5th, end of the school year party. Sandwiches and drinks will be provided (~\$400). Last year, the end of the year party was a success with about 85 people in attendance. The Fall Frolic for 2015 was also a success and plan to have it again this year. Will propose a total of 3 social events for 2017.
3. There is a Welcoming Committee to provide a welcome basket to new residents.
4. While the budget did increase from 2015, there are no indications that the budget will be increased again for 2017.

F. Rebecca Anderson, President

1. Discussed open position on the BOD, City Liason. Interested inquiries contact the BOD via the email listed on the website.
2. The ACC is looking for a permanent chairperson and those interested are encouraged to step up.
3. The Landscape & Grounds Committee are also looking for another member to assist. In fact, anyone looking to assist with projects are also encouraged to contact Linda Hagler.

IV. Guest Speakers

A. Lee Mason-CAM

1. CAM deals with the daily business of the HOA and payment of contractors and services (e.g. C&J Lawncare). They also handle violation letters and maintain the annual dues and delinquency of payments. There are a few delinquencies but none more than a year behind.

B. Jason Ercole-Senoia PD

1. Update on local auto entries-There has been an individual arrested and even broke into more cars when release the first time. He has since been re-arrested. No leads on the video screenshot of the individual at a Wal-Mart in DeKalb. Currently, the entering of autos are being committed by a group of people and they target unlocked cars. Suggestions are to lock cars at night and to remove valuables. Also close the garage doors and keep floodlights on at

night to assist with passing patrol cars seeing into individual driveways.

2. To date, Financial Fraud is the biggest issue along with ID Theft and Forgery. There is not a lot of person on person.

V. New Business

- A. The amendment to Article 6.16 of the Morningside Covenants (regarding recreational equipment) to permit permanent basketball hoops adjacent to driveways **passed**.

VI. Adjournment (11:38 am)

ORIGINAL SIGNED BY:

Christopher Kimner
Board of Directors – Vice President
Morningside Subdivision HOA, Inc.

ORIGINAL SIGNED BY:

Rebecca Anderson
Board of Directors - President
Morningside Subdivision HOA, Inc.