

## Board Meeting Minutes

Meeting date: July 14, 2008

Attendees:

Ron Reitz, President

Stirling Flynn, Secretary

Joe Pfeiffer, Treasurer

Robert Kenney, Board Member

Trent Plott, Board Member

Sandy Pfeiffer

Meeting started at 7:08pm

- As this was the first official meeting in 2008, there were **no prior minutes** to be read.
- Joe updated us on our **financial standings**. Balance of \$6067.25 on 7/17.
  - Outstanding annual dues include:
    - 8 homes have paid only \$75 and are now delinquent
    - 2 home are occupied and have not paid anything for this year
    - 2 homes are unoccupied and are past due by a year or more
  - Liens have been prepared for the 4 homes that have made no attempt to pay this year.
  - Warnings need to be mailed via certified mail with a request for payment by 7/31.
- Our **covenant** vote from February stands accepted with 12 votes for, 2 votes against. The board needs to sign the new covenants.
  - Trent was able to speak with the two people who voted against the covenants and believes the issues have been cleared up regarding allowing access to common property if needed.
- **Trees**. Due to the current drought, replacing, planting and maintaining the six street trees approved by the HOA last year would be cost prohibitive at this time. Decision on the trees has been postponed until the weather improves.
- **Retention Pond**. We will be accepting bids to mow and remove the debris from within and surrounding the retention pond.
  - Someone has cut the fence right next to the gate. Probably easy to repair.
  - We will add a lock to the gate.
- **Erosion control**. Below the retention pond and up the street on the south side. The hillside will continue to erode until we can control it. To do this we need:
  - Trim and remove the overgrown brush
  - Place the existing rock where it will be most useful
  - Investigate the possible need for retaining walls
- **Sod replacement**, south side of street, from retention pond to cul-de-sac.

- Replacing sod during this drought without a water supply on that side of the street would require the nearest homeowner to provide water. This would need to be presented to the affected homeowners.
- Meanwhile, we could mow and remove the brush, weeds and rocks to at least improve the view.
- The idea of using pine straw in place of sod in that area was rejected.
- **Bids for services.** Bids will have been and will be sought for the projects mentioned above:
  - **Retention pond cleanup**
  - **Erosion control and cleanup**
  - **Sidewalk mowing and cleanup**
- **Creek maintenance**, next to Trent's house. The brush is the creek bed on the north side of the street also needs to be considered. However, it is possible that Gwinnett County regulations will dictate what we can or cannot do. Further investigation is needed.
- **Neighborhood Work Day, Aug. 16, 8am to 12pm.** We would like to have a neighborhood work day on to get started on some of these projects:
  - Offer to trim the sidewalk trees to allow unobstructed pedestrian traffic
  - Clean up the entrance on the north side of the street (where the sign is)
  - Mow or remove the bigger, uglier weeds and brush from the pond to the Mina Lane cul-de-sac
  - Follow up the hard work with a BBQ at Noon next to the pond
    - Joe is looking into the cost of a bounce house for the kids
- **Cost of maintenance for common areas.**
  - Ron presented several bids from companies offering to maintain our common areas.
  - Since we, as homeowners have been maintaining the common areas ourselves, it was suggested that we allow reimbursements of real costs to the homeowners.
- Officially add Ron and remove Trent from the **HOA bank account approved signers.**
  - [This has been completed on 7/15]
- Robert Kenney offered to be an official liaison between the community and the board. We have set up an email address for him as **suggestions@littlemillstates.com**.
- A **homeowners meeting** has now been scheduled for **Thursday, July 31 at 7:00pm** at Joe and Sandy's house.
- **Web updates.** Several of these items will be posted to the web site as well as the new email address for suggestions.

The meeting was adjourned at 9:15pm.

Stirling Flynn  
Secretary, Little Mill Estates HOA, Inc.