



Laurel Creek Home Owners Association Minutes of the January 9, 2017 HOA members meeting

President	Ron Norman	Director	Scott Groshans
Vice President		Director	Lee O'Steen
Treasurer	Ralph Bailey	Director	Duane Christopher
Secretary	Kevin O'Rourke	Director	Ralph Norman
	All homeowners were invited	Director	Wayne Byrd

** denotes those members not present at meeting.*

Call to Order and Certification of Quorum:

The President, Mr. Ron Norman, called the meeting to order at 6:05 pm.

President, Ron Norman:

The goal of this meeting is to have a discussion with all the homeowners about the 2017 Budget and the new annual dues.

Ron reviewed the 2017 budget rational and assumptions, and moved to general Q&A from the homeowner audience. Those who asked questions and identified themselves include: Margaret Childs, Ronny Abernathy, MaryAnne Roche, Chuck Hayes, Brian Constilla, Maurice Waddell, Bill Lee, Carole Whittaker, Kathy Malik, Fran Hayes, Sue Lannan, and Joyce Eggleston.

Ralph & Warren Norman noted several things:

- The Warren Norman Company is committed to making the necessary changes to the transitioning assets to ensure the residents were getting a quality set of assets. This includes investment of over \$100,000.
- Harlinsdale residents are allowed to join the pool & tennis, as they have done in the past. Specifically, the new 15 lots are mandated to pay the fee for the pool & tennis. The legacy Harlinsdale residents have the option or not. The HOA Board could cap the number of participants from Harlinsdale, if it becomes a burden.
- Projecting to add 25+ more finished homes in 2017, having added 20+ finished homes in 2016.
- The Laurel Creek HOA covers all subsections of the entire neighborhood. These subsections, like Augusta & Blakely, can have additional HOAs to handle landscaping and irrigation needs.

Andrew Staffileno, who led the Pool Committee, noted several things:

- Three different inspection firms evaluated the condition of the pool. Major renovations were done including replacing pumps, upgrading pump room, refurbishing the slide, repairing the pool deck, repairing and painting the kiddie pool.

Chuck Hayes asked for the HOA to provide the covents, bylaws, and all legal documents pertinent to the transfer of assests.

Brian C. mentioned that the pool insurance, of \$10 million, is not enough and he recommends to remove the slide based on his years of experience in the business.

Bill Lee asked if the residents from other neighborhoods are covered in our pool liability insurance.

Fran Hayes asked for HOA to produce a map of the walking trails.

Adjournment

The meeting was adjourned at 7:35 p.m.

Kevin O'Rourke, HOA Secretary