

Camden Pointe Homeowners Association, Inc  
June 21, 2006, 2006  
7:30 pm – Large Clubhouse  
**Minutes**

1. Meeting Called to Order at: 7:35 PM Minutes Recorded by: JH

**Board:**  X Bill Jones,  X Jim Barnes,  X John Hess,  X Scott Maskell,  X Brad Ellingson

**Property Managers:**  X Denise Hindes,  X Ruann Bunker

**Residents:** 5 **Guests:** Dennis of PRS Play Sets

2. Review and Approval of Minutes Yes, May minutes approved

3. Resident Topics from the floor \_\_\_\_\_

Dennis from PRS presented a drawing and proposal to build a play structure for Camden Pointe. This play set would sit behind the small clubhouse. His proposal included a wood structure, with a prepared base and fence.

AIO will work with Pei-Wen Simon to review this and other proposals. We would like other bids and bids including metal play sets similar to Brookstone's.

4. Review of specific accomplishments from prior meeting – AIO

n/a

5. Specific Goals for this meeting - John

- Presentation by Dennis of PRS Play sets
- Pool Gates
- Life Guard Issues / Life Guards & Moms – Who's the boss?
- One pool vs. multiple pools – CP Swim Team cannot close the one pool
- Sting Ray Swim Instruction
- Put-put course condition
- Lakes – Celeste to discuss

6. Financial Report - AIO

- Delinquency Status – 1 making payments, 4 @ attorney, 15 to be sent final warning with 15 days attorney turnover letter
- Cash status – operating \$96,673.37 as of 5/31

One home's HOA dues from several years ago were written off as they are not collectable.

Our spending is in line with our plan. Expenses are ahead of last year due to a concentration of capital expenses in early 2006 including the restroom repair.

7. Management Report – AIO

- Front steps termite damage repairs complete
- Coke machine – new soda's
- Restroom punch list to be completed Saturday

8. ACC Committee - Jim.

-  The Wall @ Saluda Lane need final resolution

Homeowner still has not submitted an ACC form for fence. AIO will follow up on fence form and form for painting the wall.

White Rocks house still having problems with lawn. AIO will contact regarding abatement to resolve long term issues.

- 14 violation letters sent

- #ACC Requests Received \_13\_\_\_\_\_ #Approved\_\_11\_\_\_\_\_ # Denied\_\_0\_\_\_\_\_ 2 pending

#### 9. Clubhouse – Bill

Ceiling fan lights are out. John and Gene will bring a ladder up on Saturday and replace the bulbs in the large clubhouse, small clubhouse and restrooms.

The putt-putt course looks great!

The restrooms should be finished by the of this month – we hope!!

A rocking chair collapsed in front of the clubhouse. AIO needs to check the chairs and throw out any that our not safe.

#### 10. Landscaping – Scott

- Addition of Flower Bed to Large Clubhouse
- Landscape Improvements

Our original quote to seed love grass on the dam was not good. Mike Nikin worked with RGS and negotiated a deal to seed the area and cover it with pine straw. This should make the area look great and be very useable by neighbors. Many thanks to Mike for the great job he is doing with the landscape committee.

#### 11. Lakes – Brad

- Celeste

Celeste presented recommendations for the lake (see notes at the end of these minutes)

AIO and Celeste will look to find a contract lake management company to do a better job at consistently maintaining the lake including controlling algae and weeds and removing trash collecting at the dam.

Celeste will work with AIO to create a web based lake survey to ask residents for ideas and input about the lake.

Celeste and AIO will continue to investigate pricing to create a silt trap as well as pricing to dredge the lake to remove the silt already built up.

#### 12. Tennis – Bill

#### 13. Social – Jim

#### 14. Pool – Scott

- Gates being repaired

Discussed homeowner who was asked to leave pool 1 hour before swim meet: At other sub-divisions, where they have more than one pool, the sub-division will close one pool for a swim meet. As CP only has one pool, we can not, according to Georgia law, close the pool and prevent home owners access to the pool. AIO has met with the pool company to ensure

that in the future homeowners will be told the life guard is leaving and that we will be having a swim meet, but they will not be told the pool is closed and, especially mom's will small kids' will not be chased away from the pool.

In this case, other mom's with small children were at the pool right up until the swim meet. Bottom line – life guards work for 'the moms' and need to be respectful.

As we have several homeowners who provide swimming lessons, the board decided to not allow String Ray to use the CP pool to teach large swimming classes.

Gene suggested using the Cobb County parks swimming facilities to host our meets next year. We would still practice at CP, but Cobb has excellent facilities for hosting meets. This will be suggested to the swim team coach for 2007.

- Lifeguard Issues

Long haired life guard doesn't seem to be on the ball. AIO will follow up with the pool company. Life guard needs to watch the kids and focus on the pool – not hang with his friends.

15. Swim – Brad

Tracey M. will not be leading the swim team next year. She asked about storing the lights at the small clubhouse. Gene and I will try to get them into the attic.

16. Communication, Web and Newsletter – John

17. Master Planning – Brad

18. Emergency Preparedness

19. Cares and Concerns

20. Nominating

21. Open Discussion – John

Request to move CP email list from Debi K. to AIO

CP July 4<sup>th</sup> patriotic parade will be held at 10:00 AM. Scott M. will lead the parade in his golf cart. We may try to have a 'fast' and 'slow' set of parade folks to accommodate those on bikes and those walking.

22. Next Meeting: July 19, 2006, 7:30 PM

23. Adjourned at: 9:42 PM

List of Long Term Items:

1. Investigate lake dredging and silt removal
2. Review master plan of the community
3. Review long term wish list

- a. Brick marker at back entrances
  - b. Play set at clubhouse
  - c. Expanded pool deck
  - d. Pavilion at pool
4. Locating new board members

## Lake Committee Report

### Neighborhood Complaints

- Tree in the lake
- Trash in the lake
- Plant life/algae in the lake
- Silt

### Recommendations

#### 1) More grass carp needed

Shan recommends 50-75 in the back lake, 25 in the front lake, at a cost of \$9.00 per fish, or \$900.00 per 100.

#### 2) Regular schedule for lake maintenance

(to include algae and weed treatment, trash pickup, general maintenance of the health and appearance of the lakes.)

Shan with ProPonds (current provider) 678-207-7631

Aquascape Environmental in Woodstock 678-445-0077  
(contact person is Paul Slovisky)

#### 3) Ideas for trash containment/removal

- 1) screens at storm drain inlets
- 2) screens at storm drain outlets
- 3) anti-litter campaign within the neighborhood

#### 4) Silt removal/prevention

##### 1) Dredging

McEachern Dredging  
contact: Kenneth McEachern 770-482-8616 home/office 770-540-8190  
mobile

Blankenship Sand  
contact: Darrell office 770-479-2212 mobile 404-379-4593

##### 2) Silt trap at inlet

#### 5) Survey homeowners around the lake for ideas and input