

**Fortunes Ridge HOA- Homeplace III
Regular Board Meeting
January 14, 2010**

Meeting called to order at 6:38PM by President Martha Brown

- Board members present: Martha Brown, Lynda Pletcher, Ann Colosia, Peggy Oden, Larry Jaeger, Quinn Byars, Bob Jordan, Phil Kraysler, Linda Bowles,
- David Robbins and Kalyn - Grandchester Meadows Property Management
- Guests - Brett Smith

Call to Order

- Minutes were approved.

Financial Reports

- Building repairs are over \$12,000
- The HOA dues are coming in good.
- Gutter cleaning is currently included in the landscaping contract. David will separate this for the 2010 budget.
- Insurance on cars has been taken out of the MetLife policy.
- The lost paint estimate from Shamrock is \$2,000. The other stain was recovered. So we only lost \$3,000.
- We will move the money from Smith Barney to Wachovia which will benefit the HOA.

Old Business

- By March 2010 buildings to complete will include 92, 93, 97, 98, 99, 100, 102 at a cost of \$30,100.
- Resuming Repairs
 - A survey will be prepared to see what repairs (windows painted shut, house numbers, missing screens and screen clips) and additional touchup paint the residents still need to have completed.
- Building 98 residents want their building colors changed to gray siding and red doors. Their building color was already to be gray. It was suggested that they be informed that with a southern exposure they may want light colored doors due to the heat. Kalyn will send out a letter to all 4 Homeowners.
- Building 97A has sewage pipe issue that may be an HOA responsibility. David will check on this.
- Landscape proposal to add 2 additional holly trees to front corner
 - A motion was made by Phil and seconded by Bob that we plant the two trees at a cost of \$610.

- 75A response to putting front porch back to original design: they requested a delay until May as they would like to coordinate repairs with 75B and they will not be available to complete repairs before that time frame.
 - David will write a letter to the owners of 75A, 75B, 75C stating that they must repair their front porches and decks to code and the HOA standards outlined in the covenants. If no response he will turn it over to the attorney and will notify the county building inspector.

Other New Business

- Building 100 residents are not putting their garbage cans away timely.
- Building 94B has a kayak in the front yard that needs to be stored elsewhere.
- It was suggested that we consolidate all the signs at one or two strategic locations rather than all through the property and remove all empty sign posts.
- David will review the drainage issues and complete a violation walk through of the community and report at the March meeting.

Respectfully submitted,

Linda Bowles

Meeting was adjourned at 7:45 PM
Next regular meeting will be Thursday, March 11, 2010 at 6:30 PM, in Suite K, Woodcroft Professional Building.