

DISHAROON RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
July 6, 2019

The meeting was called to order at 1:05 p.m. in the Village Station. President, Ernie Hensley, welcomed and thanked everyone for coming and for owner's support. Current Board Members in attendance were introduced –Ernie Hensley, Roger Estill, Steve Neck, and Judy Phillips. Berkley Badger and Lewis Richardson joined in via phone and absent was Pat Culbertson. Shirley Hensley is our webmaster, keeping our "www.disharoonridge.com" site up to date.

OVERVIEW OF YEAR:

Our main focus for the past year was safety issues and Painting Project, beginning with repair and painting Building 10.

SAFETY CONCERNS:

- Fireplaces/Chimneys cleaned by North GA Home Services.
- Fire Extinguisher survey was sent and units will be checked
- Reminder: No grills (Charcoal, Gas or Electric) are allowed on decks. Both Propane and Charcoal Grills are available in the common area. Propane is provided.
- Fireplace ashes need to be dumped in canister behind Trash Hut.
- Steps, walkways and railings are constantly inspected for safety and repaired as needed.

BUILDING 10:

- Building 10 was selected to be first in our repair and painting project. It was in worse shape due to more sun exposure and also its location made it a better showcase for new paint scheme and colors.
- Bids were obtained, and thoroughly reviewed, from 5 contractors. Cummings Painting and Construction, was selected based on his bid, his reputation and the fact that we have worked with him since he and his crew painted all the buildings 15 years ago. Also, he knows the structural issues of the buildings better than any other contractor who bid the job.
- It was anticipated more repairs and replacement items would be needed and that proved to be true. Cummings faced and resolved numerous unanticipated issues which resulted in cost overruns. (Copy of Lewis Richardson's "Building #10 Repairs Synopsis – July 2019" is attached.)
- Issues addressed: Better supervision and control methods needed. Communication between Board members in charge and Contractor needs improvement.
- The upside is we learned from Building 10 making us more attentive to all issues in moving forward to repair and paint the other 6 buildings.
- The "PayGo" (as we receive HOA fees, we pay) method we chose as opposed to acquiring a loan and paying interest or setting a special assessment, has proven to be best, again, in moving forward with project.

Financial – Roger Estill

Roger distributed copies of the financial report. (A copy of this report is attached to the official minutes and posted on web site). Current Bank Balance is \$20,272.

- Year-to-date Income is \$90,431.
- Year-to-date basic operating expenses are \$17,679 which is in line with budget.

- Year-to-date maintenance and repairs expenses are \$12,578 for: Chimney repairs & Vent cleaning - \$4,620; Building Repairs for safety issues - \$7,154; and Landscape - \$804. Previous year we had extra expenses of fallen tree removal and storm damage repairs.
- Additional expense will be incurred to repair railings and wall adjacent to Building 5 which were hit by vehicles.
- Building 10 – spent to date just for repairs = \$51,929. Original estimate was \$30,000/building for repairs and painting. With Bank Balance at \$20,272, we'll need to hold off a month or two to start repairs and painting the next building – Building 4.
- Unit 420 - Majority of Accounts Receivable is still due to our one delinquent unit - 420. Total accounts receivable = \$25,785.
- Status of 420: Our attorneys, who specialize in condominium laws and collections of fees, have been in process of filing suit against owners of Unit 420. They informed us, in case of foreclosure, our Association will be paid first, no matter who else has liens on property. Roger read the letter from attorney describing their difficulty finding person or agent to serve with suit. (Copy of letter attached to minutes). They are diligently pursuing this and hope to have a judgement and settlement by end of this year.
- Jim Crew, our local attorney who has filed liens for us in the past, left Roger a message he had received some funds in regard to 420 and will send to us. Verification of amount and reason were not available at meeting.

Election of 2019-2020 Board Members:

A total of 22 ballots (14 attending, representing 15 units and 7 by Proxy) out of 38 units constituted a quorum. Present at the meeting were:

Saul Coronado	413 & 413-B
Frank Procell	414
Bill & Ginny Evans	415
Andrew & Kristen Zohn	417-B
Steve Neck	419
Chuck & Judy Phillips	419-B
Elaine and Roger Estill	423
Liz Davis	427
Louis Hunter	428
Chuck & Pam Gauntner	429
Ernie & Shirley Hensley	431-B
Billy and Drenda Smith	435-B
Jean Tripi	439
Ursula Berlinger	440

All past board members were re-elected. Board Members remain Ernie Hensley, Lewis Richardson, Berkley Badger, Roger Estill, Steve Neck, Pat Culbertson and Judy Phillips. Officers will be elected at Board of Directors meeting following the annual meeting.

Owner Issues, Concerns, Suggestions and Goals:

- Porch lights by front doors need to be checked, in particular 417-B.
- Need to check with Termite Bond Company to determine if Carpenter Ants are covered.
- Clarification given that owner is responsible for maintenance and repair of balconies. This was set in original covenants. Owners need to check with their insurance policy to see if covered.
- Non road-worthy vehicles should be reported to Public Safety – 706-268-3376

Building 10 and contractor concerns were discussed at length.

- Future use of Cummings as the contractor?
- Who reviews bids and decides on contractor?
- Billy Smith asked if we should hire a professional home inspector to complete a full inspection prior to obtaining repair bids. This should assist us in obtaining more accurate bids from contractors.

A motion was made by Frank Purcell to hire an independent building inspector to inspect and list any issues on each building prior to obtaining bids from contractors. Motion was seconded by Ursula Berlinger and motion was unanimously approved.

Our goal moving forward is to take what has been learned from Building 10 into consideration when obtaining bids and being more in control of the project. A request was made if any owner would like to be part of the painting project committee. Jean Tripi volunteered.

Ernie thanked everyone for coming and expressed deep appreciation to all for their helpful input, participation and insight.

There being no further business, the meeting was adjourned at 2:20 p.m.

Respectfully submitted,

Judy Phillips

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Secretary