

**Sweet Pine Creek Homeowners Association  
Annual Meeting Minutes  
May 14, 2009**

1. Quorum present – Meeting was called to order.
2. Bill Bussey introduced the current board members and presented the following report.
  - Bill Bussey – President
  - Connie Lasko – VP
  - Dave Anderson – Treasurer
  - Perry Novak – Secretary
  - Bode Osofisan – Member at Large
  - All In One – Representative
3. The 2008-2009 expenses verse budget report was handed out and Bill presented an overview. Overall, SPC was under the expected budget for the year. Notable expenditures for the year were as follows:
  - Dead Tree Removal – Two trees by the pavilion area.
  - Landscape Contractor Change – The SPC board elected to change landscape contractors which will be about a 30% savings per year.
  - Pool Drain Replacement – Due to a change in law, the pool drain was required to be modified.
  - Bathroom Painting - Both pavilion bathrooms have been repainted.
  - Pavilion Furniture Replacement – Two new sets of chairs and tables have been purchased.
  - Pavilion Pressure Washed
4. The SPC homeowner dues have been reduced for the year 2009/2010 to \$600.00 from \$625.00. This based on the boards evaluation that we currently have sufficient financial reserves in our bank accounts.

5. The tennis courts may need to be resurfaced or repaired in some areas this coming year.
6. For this coming year, new SPC homeowners will be assessed an association fee of \$600.00.
7. There are some tiles that are broken on the swimming pool. They are scheduled for repair this week.
8. Dave Anderson presented the following SPC Balance Sheet for the 2008/2009 year. Current assets, including two CD's (\$32,305.43, money market account (\$5,072.52), fines collection (\$3,250.00) and a checking account of \$18,535.16, totaling \$59,173.11. Contribution of the expected \$7,500.00 to the reserve account by the end of May will bring the capital reserve to roughly \$42,000, approximately a regular year's worth of expenses and a supporting reason for reducing the annual dues to \$600.00 this coming year.
9. The SPC board would like to thank the following residents for their support this year:
  - Tom Rittweger – Pool Management
  - Heather Berrier – SPC Website
  - Holly Hannah – Social Committee
  - Tamarah McLain – Graduate Banner

#### New Business

10. Cobb County will be installing a new bridge on Midway road next to the SPC entrance. Midway road will be closed for two months during the summer for this work. Presently, some new utility work is taking place and the bridge installation will impact the right shoulder as you leave SPC.
11. A recommendation was made the SPC look into certifying the streets within SPC. This would allow the police to monitor the streets for speeding and other driving violations.
12. The proposed 2009/2010 was presented and passed.
13. Nominations for new board members were asked for, but no residents came forward. Two of the existing board members have asked to be released from the board due to

personal commitments, but with no new members coming forward the current board will need to stay in place for now.

14. The next board meeting is will be scheduled for the beginning of June.