

**Sweet Pine Creek Homeowners Association**  
**Monthly Meeting Minutes**  
**April 16, 2009**

1. Quorum present – Meeting was called to order.
2. Board Officers
  - Bill Bussey – President - Attended
  - Connie Lasko – VP - Attended
  - Dave Anderson – Treasurer - Attended
  - Perry Novak – Secretary - Attended
  - Bode Osofisan – Member at Large – Attended
  - All In One – Representative - Attended

Resident Tom Burwell, John Faress (Part-time) and Gary Martin attended the meeting.
3. Presently all homeowners dues are paid at this time although there are still outstanding fines that have not been collected and the board has asked AIO for resolution. The board continues to monitor this issue.
4. The summary level SPC financials are now posted on the SPC website for residents to review. They will be updated each month when they become available from AIO to the SPC board and the board has reviewed them.
5. The financial status to date is that SPC continues to operate within our planned yearly budget.
6. The board is reviewing possible ways to improve the safety of the entrance road into SPC . Several residents, including many board members are concerned about the limited visibility, speeding, no center line painted on road or cars parking on the street. Cobb County has performed a review and will not paint a centerline on the entrance road, but is reviewing the current signage of the roads. We ask everyone to continue to be careful.

7. Painting of the pavilion area bathrooms is about complete and SPC will be replacing 2 sets of tables and chairs at the pavilion. The pavilion/pool area will also be pressure washed. All work will be done prior to the pool opening scheduled for May 15<sup>th</sup>.
8. The Annual SPC Home Owners meeting is scheduled for May 14<sup>th</sup> @ 6:30pm at the Pavilion. All residents are requested to attend or appoint a proxy holder for you authorizing your vote. Proxy forms have been mailed and will also be posted on the SPC website for your convenience.
9. The board has learned through Tom Rittweger that there has been a federal law passed in December of 2008 that would require the SPC pool to have the pool drain cover modified. This work has been approved by the board and will commence May 1<sup>st</sup> and is expected to be done for the scheduled opening of the pool May 15<sup>th</sup>.
10. Tom Burwell will assist the board in drafting a letter for Cobb County Parks and Recreation, based on a letter from the previous board, about SPC's recommended modifications to the plans presented for the park on the Bullard property that borders SPC. Once the draft is finalized it will be presented to Cobb County from the SPC board.

#### New Business

11. 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.
12. The SPC board has approved having our landscape contractor perform services on 4203 Cordelia and 4283 Bristlecone and will go after payment from the financial company owners.
13. The tree house at the pavilion needs further work/repair. This has become an ongoing issue and the board plans to perform temporary repairs in order to get it back in service, but also review our long term options and plans.

14. A motion was passed at the last board meeting to reduce the SPC dues to \$600.00 per property for year 2009/2010.
15. The budget for 2009/2010 was passed by the board and will be presented to the residents at the annual SPC resident meeting.
16. The next board meeting is planned for May 11<sup>th</sup> @ 6:30pm at the Pavilion. All residents are welcome to attend, but this is not the annual resident meeting. That meeting is scheduled for May 14<sup>th</sup> @ 6:30 pm at the pavilion.