

LPCA Board of Director's Meeting
April 22, 2021-Brinson Home-2PM-4PM
Minutes

Attendees:

David L. Brinson
Lem Griffin
Becky Somma
Linda Keener
Judy Brinson

Architectural/Landscaping

- 1) Shrubs were trimmed down to 2 ½' in February 2021 for safety reasons. This will allow them to grow back to 3'. They will be maintained at 3' going forward. After they were trimmed new growth began but was hurt by an unexpected freeze. It will more take time than originally expected for them to grow out.
- 2) Drains in the nature area have been cleared.
- 3) Underbrush was removed from right of way behind Williams Pride Way (N) during 1st quarter 2021.
- 4) As a service to our residence, the board will attempt to prepare a painting chart that can be marked up by residence as to the work they would like done. The board will provide the work order requests to Brush & Hammer Painting & Home Repair-Mark Woodruff @770-253-1701, Demetrius Hill @404 519 4303, or another contractor of Lem and Becky's choosing for bulk pricing to help reduce costs. Each homeowner would receive a quote for their work and be responsible for payment to the contractor if they elect to proceed. A work order from was prepared and should be distributed the week of April 25, 2021.
- 5) Front Entrance-Light supports where be bricked up during 1st quarter of 2021.
- 6) Front Entrance-Holes left by fence removal will be filled with dirt and the grass growth will be monitored by Premier.
- 7) Front entrance signs will be repainted and installed in the pine area at each entrance by a contractor. Lighting will be installed for each of the two signs.
- 8) A price will be obtained and submitted to the board to strengthen and adjust the remaining light stanchions and install new fixtures.
- 9) It was discovered that the south entrance lights were not metered. A metered connection is being installed along with a convenience outlet. Work was approved on an emergency basis. Stokes Electric and Coweta-Fayette EMC are coordinating installation
- 10) Pressure washing of Vista Bella, Ginger Gold and Hampshire will be completed during July 2021. Williams Pride Way is scheduled for next year.
- 11) Fungicide, fertilizer and weed control will be applied week of April 25, 2021. We have many lawns with "browning". This was a fungus in the past, however this year we had a freeze right after cutting the lawns back. The has slowed the grow and

greening up of our turf. We expect so improvement after this upcoming application. The fungicide will not have much impact if we get heavy rains.

- 12) A price to install a small park with bench(s) will be pursued by Lem & Becky. The bench(s) will be installed on a concrete sidewalk with some enhanced landscaping to honor veterans will be pursued by Lem and Becky. The concept is for two bench that will seat 3 folks each. The price will be presented to the board. The park will be in the pine strawed area at Vista Bella and Williams Pride Way. It will give the community a place to rest, fellowship or meditate.
- 13) It was noted that homeowners may install backyard fences in accordance with the covenants. The fencing must meet community standards, be approved, and installed inside the homeowner's property line unless given specific approval to install on community property.

Directory

- 1) The 2021 directory was distributed during the first quarter of 2021

Finance

- 1) Our nonprofit status with the State of Georgia has been verified and renewed for 3 years.
- 2) We decided not to move our banking. We remain with Synovus
- 3) Our insurance bill has been received and is being processed by Linda.
- 4) Linda provided a budget report through April 22, 2021. A copy is attached.
- 5) [REDACTED] regarding dues that have not been paid since December 2020.
- 6) Linda will write a letter over David's signature to send to [REDACTED] outstanding fees and requesting that they be paid within 10 days or the board will have no choice but to turn it over to our lawyer.
- 7) We do have about 5 homeowners who have not paid their quarterly dues as of April 22. She is preparing letters to them reminding them of the amount due. (Linda will let us know if we need to assess any penalties)

General

- 1) David will prepare a letter to be hand distributed to each homeowner regarding specific covenant requirements, non-compliance and associated fees that will be assessed. These items have been addressed on many occasions in meetings and newsletters. A copy of the letter is attached.
- 2) Becky asked that we advise our community how to obtain assist should someone fall. A note has been added to the letter going out that advises to call 911 and ask for non-emergency lift assist. This will also be posted on our website.

Our next board meeting will be 2PM, June 14, 2021 at Linda's home.

Acting on behalf of Lora's Place Community Association, in service to our community,

David L. Brinson
President
LPCA

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