

Bellingrath Commons Annual Homeowners Meeting

January 22, 2008

Marilyn Meadows called the meeting to order at 7:00 at Prince of Peace Lutheran Church.

I. President's Report – Marilyn Meadows

Marilyn welcomed all to the meeting. She gave a recap of what had happened with the water leak at the entrance to our neighborhood. Marilyn and the board are working with Fulton County to, hopefully, get a break on the water bill. We feel like this is appropriate since we reported the leak immediately to the county and they failed to identify the cause for weeks.

II. Architectural Report – John Lippert

John gave an update on the work he was responsible for in 2007. That included the window cleaning and cement pressure wash and the fence maintenance clean and paint performed last fall.

III. Treasurer's Report – Glora Williamson

We were able to stay within our budget in 2007. We are still waiting to see how much it is going to cost us for the repair work on the water leak. Any remaining money from the 2007 Budget will be used for landscape upgrades (assuming there are any). It was not necessary to increase the monthly homeowner fees for the 2008 fiscal year.

IV. Landscaping Report – Jim Mills

Jim reported that, in spite of the problems in the spring (too many weeds), the lack of water during the growing season, and then too much water during the winter holidays, we had a pretty good year. HighGrove has given us good service this year with a new Client Manager and a service crew that does very good work.

We were able to continue with our plan for screening the perimeter along Haynes Bridge Road. The fig vines planted along the rear wall suffered from lack of water and we lost several plants they have been replaced at no charge by HG. We lost most of the hollies that were planted to screen the electrical boxes and now HG has replaced all of them with a new drought-resistant variety, also at no charge to us. Although we all missed the fall color we did save about 70% of the cost to plant. The money that we saved will let us replace many of the plants that are dying and will not recover from the continued drought.

During the month of February, HG will be doing major "rejuvenative" pruning (that means severe) to relieve many, many, plants through out the community. This will reduce the need for water, provide areas for light near the base of the plant, and promote healthy new growth with the water they are getting now.

This will be the year manage our resources to the best advantage given the prediction for continued drought through 2008 and perhaps 2009.

VI. Election of 2008 Board

Marilyn introduced the candidates for the 2008 Board. They are Joanne Allen, Richard Kobylski, John Lippert, Jim Mills, Glora Williamson, and Al Winegar. Richard and Al each gave us a little information about himself.

The ballots were distributed and the ballots and proxies were totaled. The new board is:

Joanne Allen
Richard Kobylski
John Lippert
Jim Mills
Glora Williamson

The new board will meet at Glora's home at 7 on Thursday, February 7, 2008. Marilyn will also attend.

The homeowners expressed their thanks to Marilyn for her years of service to the Homeowners Board.

Respectfully Submitted,
Joanne Allen
Secretary
Bellingrath Commons Homeowners' Association