

GEORGETOWN COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS

MINUTES OF GENERAL MEETING
November 12, 2013

1. **CALL TO ORDER.** Mr. Lindsey called the General Meeting to order at 7:45. Mr. Lindsey took roll with the following results:

Richard Lindsey	President	Present
Mike Richardson	VP	Absent, proxy to Warren Smith
Warren Smith	Sec/Treasurer	Present
Robin Byers	Member	Present
Butch Braddy	Member	Present
Renee Rabbitt	Member	Absent, proxy to Warren Smith
Barbara Rubin	Member	Absent, proxy to R. Lindsey
John Thompson	Member	Present
David Campbell	Member	Absent, proxy to Warren Smith

2. **APPROVAL OF AGENDA.** Mr. Smith motioned to approve the proposed agenda, but to allow a question and answer session with the Association's accountant, Neville Stein, to precede the remainder of the proposed agenda. Mr. Thompson seconded the motion and the Board voted unanimously, including the proxies, to approve the motion.

3. **ACCOUNTANT REMARKS.** Mr. Smith thanked Mr. Stein for coming. He then asked Mr. Stein if the Board could consider using retained earnings to relieve the projected budget deficit for 2014. Mr. Smith noted that it appeared we have significant funds in reserves. Mr. Stein replied that the retained earnings are made up of the capital assets and funds held for future repairs and replacements. He went on to say that the funds held for future repairs and replacements are driven by the reserve study and that it would be dangerous to use that cash to relieve the budget deficit. Mr. Stein congratulated the Association for implementing and managing with a very good reserve study. He recommended, however, that the balance sheet be changed to specifically label the cash portion of the retained earnings as "future repairs and replacements" so there would be no question as to what those funds are to be used for.

4. **APPROVAL OF MINUTES.** Mr. Smith motioned to approve the minutes of the CSA Budget Hearing and the minutes of the General Meeting held on October 8th. Mrs. Byers seconded the motion. There was no additional discussion and the Board voted unanimously, including the proxies, to approve the motion.

5. **COMMITTEE REPORTS**

a. GENERAL MANAGER. Mr. Odom called the attention of the Board to the general reports provided for October 2013, specifically: the Collection Office Report, Accounting Summary, Profit and Loss Report, and the October 31st Balance Sheet. Highlights of the reports are shown below.

Balances. As of October 31, 2013, CSA checking (operational account) totaled \$127,264.17. The total of CSA reserves (Vanguard Account, First Chatham, Savannah Bank, United Community Bank, and Ameris Bank accounts) is \$718,239.97. The total of CSA funds, including checking, reserves, petty cash, and undeposited funds is \$846,081.35. We made a deposit of \$15,400 into CSA reserves

for October in accordance with the approved budget. All parcels made their required reserve deposits for October. Audubon Park still owes \$411.50 for February, \$467.50 for May, \$467.50 for June, \$467.50 for August, and \$467.50 for September. Lott's Landing needs to repay their reserves for the following unplanned expenses in June and July: \$795 termite bond and two \$650 tree removals. They also owe \$648.48 for the August reserve allotment. The total of all GCSA accounts is \$1,120,041.40. Aggregate deposits on hand at each financial institution/program include:

Coastal CSA Checking	\$ 127,264.17	(does not count against FDIC coverage limit)
Coastal Parcel Checking	\$ 24,699.65	(does not count against FDIC coverage limit)
Coastal Parcel MM	\$ 132,760.86	
Coastal Parcel CD's	\$ 116,872.61	(\$249,663.47 against \$250K FDIC coverage)
CSA RESERVES		
1 st Chatham CSA MM	\$ 219,630.40	
1st Chatham Checking	\$ 100.00	(does not count against FDIC coverage limit)
The Savannah Bank MM	\$ 236,483.67	
The Savannah Bank Check	\$ 100.00	(does not count against FDIC coverage limit)
United Community Bank	\$ 100,051.80	(includes \$60,000 in excess checking from Apr)
Ameris Bank	\$ 156,826.08	
Vanguard	<u>\$ 5,048.02</u>	
Total CSA Reserves	\$ 718,239.97	
CSA Petty Cash Fund	\$ 300.00	
Undeposited funds	<u>\$ 277.21</u>	
Total CSA Funds:	\$ 846,081.35	(includes checking, reserves, petty cash & undeposited funds)
Total GCSA Funds:	\$ 1,120,041.40	

Income and Expenses. Total income for October was \$82,360.56 which was \$1,097.19 better than budget. Expenses for the month were \$66,990.75 which were \$1,040.70 higher than budget. This was due to being \$2484 over budget on bad debt expense. Net Income was \$15,369.81 and that was \$56.49 better than budget.

Capital Budget Execution:	Budget	Actual Cost	Difference
January: Lagoon Dredging (down payment)	\$13,487.78	\$13,487.78	0
Lagoon Dredging (1st phase pmt)	\$20,231.66	\$20,231.66	0
TH Sidewalk & Drainage	\$15,020.00	\$15,020.00	0
February: Lagoon Dredging (final payment)	\$33,719.44	\$33,719.51	0
Lagoon Eng & Surveying (final)	\$ 3,344.51	\$ 3,344.51	0

March:	No activity			
April:	No activity			
May:	Pool Furniture	\$4,450.00	\$1,447.64	-\$3002.36
June:	Wind Screens (1 st increment-obl)	\$5,500.00	\$585.96	-\$4,914.04
	HG Parking lot (obligated)	\$4,600.00	\$4,600.00	0 *
	LL Parking lot (obligated)	\$7,100.00	\$7,100.00	0 *
	GTP Parking lot (obligated)	\$6,900.00	\$6,900.00	0 *
	TH Parking lot (obligated)	\$12,000.00	\$12,000.00	0 *
	Reserve Study Update Pt 1	\$800.00	\$800.00	0
*Board voted in June to amend the budget to recognize actual cost of contract.				
July:	King's Grant Entrance Sidewalk	\$4,500.00	\$4,500.00	0
	Reserve Study Update Pt 2	\$500.00	\$500.00	0
August:	Logo Banners	\$1,800.00	\$1,288.28	-\$ 511.72
	DVR replacement	\$ 785.00	\$ 736.97	-\$ 48.03
Sept:	Reserve Study Update Pt 3	\$1,200.00	\$1,200.00	0
Oct:	No activity			

CSA Capital Budget and Reserves Summary	Annual Budget	Actual Results Jan-Sep
Beginning CSA Reserve Balance 1/1/13:	\$556,711	\$ 556,711
(+) Allotments/Deposits:	\$132,300	\$ 92,600 OK *
(+) Depreciation	\$120,060	\$ 100,050 OK
(+) Interest	\$ 1,380	\$ 898.55(-251 YTD)
(-) Planned Expenditures:	<u>\$ 13,585</u>	<u>\$128,022.06</u>
Projected Ending Balance 12/31/13:	\$796,866	

* Does not include \$60,000 and \$50,000 in excess checking deposited in April and July, respectively, nor interest earned.

REMAINING APPROVED 2013 PLANNED EXPENDITURES/RECAPITALIZATIONS

CSA		PARCELS	
Item/Requirement	Amount	Item/Requirement	Amount
Wind Screens	\$4,914	None	
Replace Gate Guard a/c	<u>\$1,050</u>		
Total	\$ 5,964		

These are recommended for deferral to 2014. It also needs to be noted that the repairs to the main entrance sign and the Lion's Gate entrance wall will be initially funded out of capital reserves pending re-payment from Geico and Progressive. As of today, Progressive has supposedly mailed us a check for \$5,595 to cover the full cost of the main entrance repair. Geico is still "reviewing" our claim for the Lion's Gate wall.

Mr. Odom stated that he and his staff and the ARB Inspector have identified \$7,684 in potential legal expenses relating to collections (skip traces and process serving) and both attorney letters and suits relating to ARB infractions. He noted that there was over \$12K in unexecuted legal budget from previous months and he requested permission to process those requirements in November and December...understanding that the expenses would negative impact the profit/loss reports for those months. Mr. Smith motioned to approve that request. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

Past Due Accounts. The number of past due accounts went down in October from 791 to 579, and the dollar amount decreased from \$316,436.36 to \$304,847.37. The number of accounts 31-60 days old went down from 528 to 379, and the dollar amount declined from \$19,037.88 to \$17,175.83. The number of accounts 61-90 days past due dropped from 322 to 270, and the dollar value declined from \$10,077.97 to \$6,035.53. The number of accounts over 90 days in arrears dropped from 317 to 294, and the dollar value decreased from \$287,320.51 to \$281,636.01. The total number of account past due (579) represents 30% of all properties. The October 31st past due amount represents a 5.4% increase since January. In October we issued 128 first and second letters (combined), and processed 23 new or updated liens, 3 FiFas, and 6 suits/judgments. We received 48 payments (of \$200 or more) for past due amounts totaling \$17,479.74. 18 of our accounts are in bankruptcy, with \$25,434.67 owed pre-bankruptcy, and \$7,987.31 in post-bankruptcy owed. The total amount in bankruptcy is \$33,421.98 and that amounts to a \$641.33 increase over the previous month. The attached report summarizes the status of accounts that the Board approved special payments. Mr. Odom noted that the top 100 past due accounts owe 75% of all past due amounts. He added that 146 homeowners owe more than \$500 and account for \$277,999 (91%) of past due amounts.

Scheduled Projects and Other Repairs:

- Main Entrance sign: CCI began repairs on November 5th and is expected to be completed in 7 days. We have provided Progressive Insurance with the detailed pricing breakdown they requested and we are awaiting payment. As of November 11th, they said the check was in the mail.

- Lion's Gate Entrance: CCI is scheduled to begin work on the wall this week and should be completed in 10 days. We have provided Geico with all requested information and we are awaiting payment. As of November 11th, Geico is still reviewing the claim.

- Playground Whirl: We had to replace the upper and lower bearings at a cost of \$418. We had to enlist the support of CCI (provided lift equip) and Beasley's Machine and Repair. Our staff repainted the unit after the repairs, so it looks and operates as new.

- Tennis Court lights have needed repair since the last meeting. Braddy Electric replaced bulbs in two of the light units, and determined that a third light unit needs to be re-wired or replaced. We are awaiting a cost estimate for the replacement of the light fixture as well as the invoice for the executed repairs. Given the unbudgeted repairs to the Whirl (discussed above), the Southside maintenance repair line will be over budget for November.

- HVAC servicing was conducted last week by Downs Heating & Air. They replaced a faulty thermostat in the gym and repaired some burned wires on one of the de-humidifiers at the Northside. These repairs cost \$249.00 over the standard inspection & service fee. They also noted that some proprietary filters needed to be replaced in the 2 dehumidifiers and some duct work that needs to be installed...they will provide us a price and/or a source.

- a. **SECRETARY/TREASURER.** Nothing to add to what the General Manager has reported.

c. **ARB.** Mr. Yardman reported on the results of the Architectural Review Board meetings of October 15th and November 5th. During those meetings, the ARB approved 1 fence construction, 1 landscape change, 1 roof color change, and 1 house addition. Mr. Yardman also provided the following inspection statistics for the month of October:

Total new violations	266	YTD	3216
Total violations repaired	295	YTD	3566
Hang Tags issued	40	YTD	647
Letters mailed	280	YTD	3188
Issues referred to GM/atty	78	YTD	670

Total current violations at the end of October: 343

d. **PARCEL REPRESENTATIVE.** No report

5. **UNFINISHED BUSINESS.** None

6. **NEW BUSINESS**

a. **Request for Write-off Approval.** The General Manager requested authority to write off as uncollectible eight accounts totaling \$3,812.20. Mr. Odom explained that these write-offs involve foreclosures and bankruptcies at 115 St. Ives Way, 151 Dovetail Crossing, 116 Cormorant Way, 105 Chalice Way, 8 Goldfinch Court, 104 Huckleberry Court, 3 Sea Gull Lane, and 155 Junco Way. Mr. Smith motioned to approve the General Manager’s request to write off \$3,812.20. Mrs. Byers seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

b. **New Money Market Reserve Account for Georgetown Place.** Mr. Odom requested authority to set up a new money market reserve account for Georgetown Place at United Community Bank and to transfer \$60,000 from the Georgetown Place reserve account at The Coastal Bank to the new account. He explained that the Association had reached the FDIC coverage limit at The Coastal Bank, and that we currently have an account with United Community Bank and plenty of room to grow before having to worry about reaching the FDIC limit there. Georgetown Place has the largest single account at Coastal, and it would be the most efficient way to fix the problem. Mr. Smith motioned to approve the new account for Georgetown Place at United Community Bank and the transfer of \$60,000 from Georgetown Place’s account at The Coastal Bank. Mr. Braddy seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion.

c. **Approval of 2014 Audubon Park Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board on the attached proposed budget for Audubon Park summarized below. He stated that the budget incorporates a 5% rise in the Maintenance Assessment that equates to an increase of \$7.59/month/member for a new monthly assessment of \$159.41 or \$1,912.92/year. He said that the reserve requirements cited in the current Reserve Study would not be met without the 5% increase. He added that Audubon Park still owes six monthly reserve deposits for this year and that 4 of 8 homeowners re significantly in arrears, owing a total of \$22,991.

Budgeted Annual Income:	\$15,318.36
Budgeted Annual Expenses:	\$ 7,074.32
Budgeted Net Income:	\$ 8,244.04
Reserve Allotment	\$ 6,367.00
Residual Net Income	\$ 1,877.04

Proposed capital expenditures included: \$600 for entrance sign repair, and \$2,050 for tree work. At the end of the briefing, Mr. Warren Smith motioned to approve the proposed 2014 operational budget and capital expenditures for Audubon Park, and to raise the assessment by 5% to \$159.41/month. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies to approve the motion.

d. Approval of 2014 Hunter's Green Maintenance Budget. At the request of the President, Mr Odom briefed the Board on the attached proposed budget for Hunter's Green summarized below. He recommended that the Board approve a 5% increase but defer implementation. Owners will continue to pay \$86.76 in monthly maintenance assessments. The budget includes \$1500 for tree trimming. The separate capital budget provides funding for parking lot sealing and striping.

Budgeted Annual Income:	\$18,755.16
Budgeted Annual Expenses:	\$10,775.13
Budgeted Net Income:	\$ 7,980.03
Reserve Allotment	\$ 4,798.08
Residual Net Income	\$ 3,181.95

Proposed capital expenditures included: \$1248 for sidewalk repairs, \$250 for a new bench, and \$1600 for tree work. At the end of the briefing, Mr. Warren Smith motioned to: (1) approve the proposed 2014 budget and capital expenditures for Hunter's Green; (2) approve a 5% increase in assessment but defer implementation to a future date; and (3) approve continued deferral of previously approved increases from 2012-2013. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

e. Approval of 2014 Lott's Landing Maintenance Budget. At the request of the President, Mr. Odom briefed the Board on the attached proposed budget for Lott's Landing summarized below. He recommended implementing a 5% increase approved by the Board in 2011 that would increase the assessment to \$77.74/month. He stated that Lott's Landing has accrued a reserve deficit of \$4,687 year-to-date and that more revenue was needed to get the long-range reserve plan back on track. He also recommended the Board approve a 5% increase for 2014 but defer implementation to some future date.

Budgeted Annual Income:	\$29,936.88
Budgeted Annual Expenses:	\$17,819.50
Budgeted Net Income:	\$12,117.38
Reserve Allotment	\$ 8,171.04
Residual Net Income	\$ 3,946.34

Proposed capital expenditures for 2014 included: \$6,600 for driveway repairs, \$2,200 in tree work, and \$600 for entrance sign repair. At the end of the briefing, Mr. Smith motioned to; (1) approve the proposed 2014 budget and capital expenditures; (2) approve implementing the previously approved 5% increase from 2011; (3) approve a 5% increase for 2014 but defer implementation to some future date; and (4) continue deferring previously approved increases from 2012-2013. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

f. Approval of 2014 Georgetown Place Maintenance Budget. At the request of the President, Mr. Odom briefed the Board on the attached proposed budget for Georgetown Place summarized below. He recommended that the Board approve a 5% increase but defer implementation. Owners will continue to pay \$109.39 in monthly maintenance assessments and \$16.74 in monthly reserve assessments.

Budgeted Annual Income:	\$100,472.61
Budgeted Annual Expenses:	\$ 60,307.88

Budgeted Net Income:	\$ 40,164.73
Reserve Allotment	\$ 29,631.00
Residual Net Income	\$ 10,533.73

Proposed capital expenditures included \$1,600 for tree work. At the end of the briefing, Mr. Smith motioned to: (1) approve the proposed 2014 budget for Georgetown Place; (2) approve a 5% increase for 2014 but defer implementation to a future date; (3) continue deferring previously approved increases from 2011-2013; and (4) approved the proposed capital expenditure. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

g. **Approval of 2014 Georgetown Townhomes Maintenance Budget.** At the request of the President, Mr. Odom briefed the Board on the attached proposed budget for the Georgetown Townhomes summarized below. He recommended the Board implement a previously approved 5% increase from 2011 which would raise the assessment \$6.51/month to \$136.68. He explained that the rate increase was needed to pay for repairs to sidewalks, drainage and curbing that were not adequately covered in the Reserve Study. He said that an improvement in cash flow was also needed to accommodate past due accounts.

Budgeted Annual Income:	\$77,138.52
Budgeted Annual Expenses:	\$26,650.78
Budgeted Net Income:	\$50,487.74
Reserve Allotment	\$41,101.00
Residual Net Income	\$ 9,386.74

Proposed capital expenditures included \$1,200 for entrance sign repairs and \$3,750 for tree work. At the end of the briefing, Mr. Warren Smith motioned to: (1) approve the proposed 2014 budget and capital expenditures for Georgetown Townhomes; (2) approve implementing the 5% increase in assessments approved in 2011, making the 2014 assessment \$136.68; (3) approve a 5% increase for 2014 but defer implementation until some future date; and (4) approve continuing to defer previously approved increases for 2012-2013. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve the motion.

h. **Approval of 2014 CSA Operational Budget and Fee Structure.** At the request of the President, Mr. Odom briefed the Board on the attached proposed CSA Operational Budget and fee structure for 2014. He cited three versions of the proposed budget that were presented to the Board at the Hearing last month... Options A, B, & C. All three options included: (1) \$5,160 increase in required reserve allotment; (2) \$12,000-\$43,200 increase in bad debt expense; (3) \$12,000 increase in depreciation expense; (4) \$3,000 increase in postage; and (5) \$15,958 in expense cuts across 26 budget lines. He reminded the Board that Option A included, among other things, 5 hours of additional labor each week to help in collections efforts. Option A resulted in a projected deficit of \$56,459. Option B balanced the budget by reducing projected bad debt expense, security services, legal services, social programs, and cuts in other budget lines. Option C took Option A and balanced it by increasing the assessment to \$41.50. Mr. Odom went on to say that, since the budget hearing, we have learned that Georgia Power is planning a 6% increase in rates and that we have a third employee that may be opting for health insurance coverage. He also stated that our insurance agent has informed us to expect a 25-40 increase in premiums for next year. The total of the potential cost increases is at least \$7,555. As a result, Option A is at -\$64,014, Option B is -\$7,531, and Option C is -\$3,395. Mr. Odom recommended that the Board not consider Option A. He explained that deficit spending would reduce the Association's net worth and reserves for future repairs, and would result in increased future reserve allotments and possibly an audit finding. Mr. Odom offered revised and balanced versions of Options B and C. Option B was balanced by opening the pools only from Memorial Day to Labor Day (saving

\$5508) and increasing employee health insurance contributions to 40% (saving \$2209). Option C was balanced by raising the assessment to \$42.00/month.

	OPTION B	OPTION C
Budgeted Income:	\$983,240.44	\$1,055,608.12
Budgeted Expenses:	\$845,654.72	\$ 909,795.12
Budgeted Net Income:	\$137,585.72	\$ 145,813.00
Allot for Future Repairs:	\$137,460.00	\$ 137,460.00
Residual Net Income:	\$ 125.72	\$ 8,353.00

At the end of the briefing, Mr. Warren Smith made the following motion:

1. Approve Option B, modified to include: opening the pools from Memorial Day through Labor Day only; cancelling Summerfest, and raising the employee contribution to health insurance to 40%. Assessment would remain at \$467/year or \$38.92/month;
2. Approve 5% increase for 2014 bud defer implementation to some future date;
3. Approve continuing to defer previously approved increases for 2009-2013;
4. Approve allowing equal monthly payments of the annual general assessment due in advance on the first of each month.
5. Approve maintaining the current interest rate charge of .5% on unpaid member's accounts over 30 days old.
6. Approve assessment of court fees and administrative fees as follows:

GCSA ADMIN FEE	COURT FEES (subject to change during the year)
\$20 Lawn Maintenance	\$5 Lien Filing Fee (\$7 to remove)
\$30 Lien Fee	\$99 Suit Fee
\$3.56 Certified Mail Fee	\$9 FIFA Fee (\$7 to remove)
\$30 Filing Suits	\$105 Garnishment Fee
\$10 FIFA Fee	\$35 Interrogatory Fee (\$10 filing +\$25 Serving Fee)
\$25 Interrogatories	
\$10 Garnishments	
7. Approve maintaining current facility rental rates and rules.

Mr. Thompson seconded the motion. There was no further discussion and the Board voted 7-1 including the proxies to approve the motion.

i. **Approval of 2014 GCSA Capital Budget.** At the request of the President, Mr. Odom briefed the Board on the attached proposed Capital Budget for 2014. Mr. Odom stated that the requirements had been recently validated during the Reserve Study update 2 months ago and briefed at last month's budget hearing. The proposed capital budget totals \$84,915 and is made up of \$26,125 in electrical repairs and upgrades; \$35,435 in repairs to recreational areas and equipment, including resurfacing the tennis courts; \$3,355 in tools and equipment; and \$20,000 in tree work and lagoon maintenance. He reiterated the previously briefed and approved parcel capital budgets: Audubon Park (\$2,650); Hunter's Green (\$3,098); Lott's Landing (\$9,400); Georgetown Place (\$1,600); and Georgetown Townhomes (\$4,950). At the end of the brief, Mr. Warren Smith motioned to approve the 2014 GCSA Capital Budget of \$84,915 and the parcel capital budgets totaling \$21,698. Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxy, to approve the motion.

j. **Georgetown Place Homeowners Insurance Requirements.** At the request of the President, Mr. Odom briefed the Board regarding current status of enforcement of insurance requirements. He reminded the Board that this has been an issue since 2007 and that the Association has attempted each

year to gain full compliance but had not succeeded. Mr. Odom stated that only 21 (33%) of the owners are currently in compliance... 19 don't have currently policies on file... 20 don't list GCSA as a loss payee... and 24 do not have sufficient loss assessment coverage. He went on to say that the Board had heard from 8 homeowners who attended last month's hearing. Six of the eight stated that they did not want their reserves being spent to front-load the cost of force-placing insurance on those who are not in compliance. He also reminded the Board that the Association had given the homeowners the opportunity to change their covenants in 2011-2012, but only 33% of the homeowners voted to do so. Mr. Odom provided four options to address the issue: (1) Limit enforcement to annual notices; (2) File suits to enforce compliance; (3) Force issue insurance; and (4) Initiate another ballot to change the covenants regarding insurance requirements. Option 1 is the least expensive measure, but may be the least effective in gaining further compliance. Options 2 & 3 are expensive, and Option 4 would be unlikely to succeed given the historic lack of participation. At the end of the brief, Mr. Smith asked the attorney if the Association would be liable if we did not enforce full compliance. Mr. Gerard answered that the Association has done what it needs to do and that the risk is minimal. Mr. Smith motioned to approve Option 1 (enforce by issuing annual reminder notices). Mr. Thompson seconded the motion. There was no further discussion and the Board voted unanimously, including the proxies, to approve it.

7. OPEN DISCUSSION.

a. A husband and wife complained about a recent billing of \$65 for edging on their property. They said they received a notice for mowing and edging, but only did the mowing. They brought pictures provided by the General Manager showing what the property looked like before and after the contractor's work. The Board members reviewed the pictures. Mr. Smith stated that he was a member of the ARB and, based on his knowledge of the covenants and experience with these issues, the pictures indicated that the condition of the edging prior to the contractor's work would normally be considered a violation. Therefore the work and the fee were justified. Mr. Smith went on to say that the notice letter says to either call the ARB Inspector by the cut-off time or have the work accomplished. He added that if they had made the call, they would not be here this evening. Mr. Lindsey added that neither the Inspector nor the Association can read the minds of the homeowners to determine whether they intend to resolve the violation quickly or blow it off. He added that Board members are treated the same as anyone else regarding violation enforcement. Mrs. Byers thanked the homeowners for coming in and discussing the issue.

8. ADJOURNMENT OF GENERAL MEETING. At 10:05 p.m., Mr. Smith motioned to adjourn the General Meeting. Mr. Thompson seconded the motion and the Board voted unanimously, including the proxies, to approve it.