

MINUTES  
OF  
ANNUAL MEETING

GAP CREEK COMMUNITY ASSOCIATION

January 12, 2010

In Attendance:

Tony Lorenz  
Steve Jones  
Dianne Wilson  
Randy Kinsey  
Ryan Harris  
Jerry Davis  
Kim Hand

The annual meeting of the Gap Creek Community Association was held on January 12, 2010 at Friendship Baptist Church.

The meeting was called to order at 7:00 p.m. by President, Tony Lorenz.

The Treasurer, Jackie Jones, gave her report for 2009. We had a carryover of \$3,053.89. The 2010 Budget is attached to these Minutes. We took 12 homeowners to small claims court for non-payment of dues, and there is currently \$908.00 outstanding. We will be filing a garnishment proceeding against one owner who owes for 2008 and 2009 and for which we have a judgment.

Butch Davis and Kevin Lilly, Ward 2 Aldermen, were introduced and spoke on an issue which should be addressed by letter to Sherwood Engineer Ellen Norvell: storm drainage runoff caused by adjacent properties. They also addressed the planned I-440 extension and encouraged all of us to attend any meetings on environmental impact studies. Butch Davis announced that he will not be running for re-election.

Steve Jones spoke about the water bill being so high which is due to a surcharge levied against us for excess usage. There may be a way we can cut off the water to certain areas during the rainy season.

Discussion was held on current landscaping projects and maintenance. We will be asking for bids on these areas as soon as we have put together a performance work statement covering the work we expect a contractor to provide. We believe we need to break out landscape

development from the major maintenance program, but it was the consensus that we need an annual maintenance program for landscaping that is separate from trail maintenance. The walking trails need to have the leaves removed and weed killer applied.

The Statement of Affairs for the period January 1, 2009 through December 31, 2009 is attached to these Minutes and details what was accomplished during this time.

Discussion was held on the state of the common fence, which is in need of major repairs or replacement. The BOD will be obtaining bids on the fence from several bonded companies. The 2010 Budget allows for \$3,500, and if the final cost is much more than that, we will need to address how to raise the money, which could be by a one-time assessment, or possibly a fundraiser, such as a summer or fall picnic in the park where we would invite vendors and charge an admission fee. We will be adding new mats and rubber mulch before the weather warms up.

**Election:**

Randy Kinsey announced his resignation. We then had an election. Steve Jones nominated Mark Talley and Don Berry. As no other nominations were forthcoming, Dianne moved to elect both Mark and Don by acclamation for three-year terms.

There was a motion to donate \$100.00 to Friendship Baptist Church for allowing us to hold our meeting in their facilities. There was a second and the motion carried.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Dianne Wilson, Secretary