

Mackintosh on the Lake
RAC Meeting Minutes
September 20, 2010

Developer present: Joe Cebina, Rob Davenport, GS Carolina

Management from PPM present: Stacey Williams

RAC present: Steve Balog (for Joan Sullivan)/Glenmoor Townhomes, Ray Schwartz/Stirling, Bonnie Davis/Glenmoor Patio, John Rinehart/Newberry, Tony Caminiti/Avalon, Meredith Gornto/Inverness, Lisa Thomas/Prestwick, Phil Kinney/Ballantrae, Tamra Kress/Braemar

Absent: Allen Blinn/Tayside, Joan Sullivan, Scott Hrinko

Homeowner present: Trevor Canon/Avalon

The meeting was called to order at 10:15 AM. The August minutes were approved. GS Carolina gave an update on substantial completion work. The final layer of asphalt is scheduled for the next 2 weeks. There is an area of settling asphalt on Buxton and Bonnar Bridge and an area on Bonnie Loch near the Inverness sign that isn't draining. GS will look into these items. The question of any plans for a neighborhood dog park was raised. There are no plans in the development at this time. A request was made for a bocce ball court and a horseshoe pit. PPM will price these items and report back next month.

A discussion on the 2011 budget followed. PPM prepared a draft budget comparing the 2010 budget, 2010 year to date income and expenses and projected 2011 figures to present to the committee. The budget reflects no increase in the rate of assessment. GS Carolina will present accurate builder assessment numbers to PPM to factor into the budget. Several expense items were flagged for further discussion at next month's meeting to include pool furniture, pool management contract, grounds contract, and electric utilities among other items. Tony asked if the fence maintenance line item includes maintenance to the swings at the entrance and Stacey confirmed that it does.

It was brought to GS Carolina's attention that not all neighborhoods have upgraded street lighting and some streets have wooden poles. GS Carolina will look into the original lighting plan with the City of Burlington and obtain a cost to install black cobra lighting throughout the neighborhood.

Trevor Canon attended the meeting and brought up his concerns with people who don't live in the neighborhood vandalizing and causing a safety concern. He would like to install cameras at the clubhouse and also within his community. Tony Caminiti suggested contacting the police for any suspicious activity and also making him aware as the community watch captain for Avalon. Trevor will submit a proposal to the committee for a camera system at the clubhouse.

There is an RV parking on Bonnar Bridge Parkway regularly. PPM will send a letter to the owner and request that they park temporarily at the clubhouse instead of parking on Bonnar Bridge. Complaints were raised concerning parking and noise at 1924 Glenkirk. PPM will send a letter concerning these complaints.

At the next meeting, budget discussion will continue. There being no further business the meeting was adjourned at 12:20 PM. The next meeting will be held Monday, October 25th at 3:00 PM.