



MINUTES - MAYFAIR/ST. CLAIR HOA ANNUAL MEETING - APRIL 16, 2009
7:00-8:30PM CENTENNIAL HS MEDIA CENTER

Eric Perez, MFSC HOA president began the meeting by outlining the agenda. He reiterated that the purpose of the HOA is to build community, promote ownership or participation and maintain the common areas. Eric also introduced the HOA board members. He informed everyone that Michele Przybylinski, HOA treasurer, saved the HOA more than \$8,000 by successfully getting MFSC correctly designated as an HOA, not a residential area, for property tax billing purposes.

POOL

Noland Deas said the pool needs perpetual work, some of which has been completed recently. The rear deck has been resurfaced with a composite deck, which will be splinter-free. The deck has been repainted to better blend in with the natural surroundings of the pool. The bathrooms have been repainted and will have new fixtures installed before the pool opens. The men's bathroom has a new door because the old one had been kicked in. The lock on the rear gate has been repaired.

Noland said Swim Atlanta will be handling the pool contract again this year. The pool will open May 16th. The pool schedule is:

May 16th hours: 11:00 am-9:00 p.m.

May 17th hours: 11:00 am-7:00pm

May 22nd hours: 4:30 p.m.-9:00 p.m.

May 23rd hours: 11:00 am-9:00pm (this is the daily schedule for the summer)

Noland confirmed that Christian will be the manager of the pool. The guards will be assigned at a later date.

A question was asked about whether or not the speakers are working at the pool. As far as Noland knows they are.

BUDGET

Michele Przybylinski reviewed the 2008-09 budget and presented the 2009-10 budget. Dues invoices have been sent. She said there was a surplus of more than \$18,000 mainly because of the savings in the property tax. A \$10,000 reduction was made on the

principle of the loan. The composite deck was not really in the budget, but was done at an affordable price and was doable because of the surplus in the budget. Howard Janis mentioned that Troy Landry was very involved in the deck redo and asked people to thank him when they see him.

REAL ESTATE

Scott Sanders handed out a packet of information outlining the most recent sales and information about current real estate activity in and around MFSC. House prices have decreased in the last three years. Four houses sold in 2008 for under \$300,000.

Scott said you can appeal the assessment on your property. The current assessment is available online and the deadline for appeals is April 1st. He also reminded everyone about the homestead exemption, which is available to anyone who has been a resident for one year.

Scott said a Real Estate tab will be added to the MFSC website. He then introduced a panel of realtors and an appraiser, including Allison Kloster, Patti Hinkle and Jon Bennett.

Allison Kloster handed out a packet of information about properties that have sold, or are for sale in MFSC and Hartridge since January 2008 to now. She said the property values have gone down, but the entire county has gone down. If you have a well-kept and updated house you're going to be okay. Allison and Patti Hinkle both said you can fight appraisal issues if you have enough information. Patti said you can justify your price by having a knowledge of the houses in the area that are used for comparison. Allison said it's important to document upgrades to help with appraisals.

Jon Bennett said from his perspective things have been very difficult this year. He said underwriters are not looking at the positive side because they're getting hit so hard by the economy. He said foreclosures are setting the market and no one knows for sure how long we'll have to wait for foreclosures that have already happened not to factor into current home values. Jon said unfortunately underwriters only want comparable information from the same subdivisions, not similar neighborhoods.

Scott asked the panel what homeowners should spend money on remodeling. Patti Hinkle said the age of the HVAC systems are a major issue with potential buyers. The realtors and Jon agreed that kitchens, bathrooms and flooring are all good things to invest in. Allison said there will be another tour of homes in the fall. This is a good place to get ideas of how to best invest your money. She said when it comes to kitchens it's best to look at the whole picture and not just focus on one area. Jon Bennett said the best way to increase value to a home is to add square footage by enclosing a deck to make it a heated sunroom, finish a basement or screen in a porch.

QUESTIONS/DISCUSSION

A question was asked about whether memberships to the MFSC pool are available. Eric said it's in the bylaws that a membership is \$2,500 a year.

The question was asked whether we could use the budget surplus to deal with the issues surrounding the basketball court. Scott and Chandler Yount said the issues have been much better lately. Eric said there will be no specific plans for the surplus in the budget because we don't know how many delinquent dues there will be this year, given the state of the economy.

Another question was asked about improving the entrances to the neighborhoods. There is no current committee for this issue but Allison Kloster has research that was done several years ago. She said she could easily update that. Eric said that will be an action item for the board. Scott reminded everyone that anything costing over \$10,000 has to be put to a vote by the entire HOA.