

## BOARD RESPONSIBILITIES:

### Excerpts from CRRA Bylaws:

The Board of Directors shall manage the affairs of the Association and shall have all the powers and duties necessary for the administration of the Community and may do all such acts and things as are not by the Declaration, the Articles of Incorporation, or these By-Laws directed to be done and exercised exclusively by the Members.

The board has the power to and is responsible for:

- (a) annual budget
- (b) making assessments to defray the common expenses
- (c) providing for the operation, care, upkeep and maintenance of common areas
- (d) designating, hiring and dismissing personnel
- (e) collecting of assessments
- (f) making and amending rules and regulations
- (g) bank accounts
- (h) making or contracting for making repairs, additions, improvements
- (i) enforcing by legal means the provisions of the Declarations
- (j) obtaining and carrying insurance
- (k) paying the costs of all services rendered
- (l) keeping books with detailed accounts of receipts and expenditures
- (m) contracts with any person for the performance of various duties

### Excerpts from Working with your Homeowner's Association by Marlene Coleman and Judge William Huss:

#### The four basic duties of the Community Association:

To ensure the repair and maintenance of the common areas  
To establish and collect assessments to pay the common expenses  
To ensure adequate reserves for future replacement of major components of the property  
To administer the rules and regulations of the association

#### The Board –

The primary purpose of the Board is to protect, preserve and enhance the value of the property.

The Board is responsible for the strategy and management of the community.

The Board is responsible for making all the business decisions that affect the association.

The Board has fiduciary responsibility, legal oversight and overall management responsibility for all of the association's business.

Why aren't our dues higher?

We don't always see the cost savings that are being implemented by hard work and creative thoughts throughout the year. Following are a few of the items David Durgin has implemented in his first five years as CRRA's General Manager and how much the savings on those programs have reduced our annual expenses and therefore our annual dues assessments.

<u>Per Lot</u>	<u>Description</u>
\$ 14.62	Change from paying out \$2,000 in annual interest to earning \$93,000 in annual interest.
\$ 9.23	Implementation of administrative fee charged on all rentals. projected amount for budget year is \$60,000.
\$ 21.62	Implementation of capital transfer fee charged to purchaser of property. Projected amount for budgeted year is \$140,500.
\$ 30.62	5% improvement in collections for additional annual collections of \$199,000.
\$ 23.08	Insurance – By aggressively shopping and by implementing a stringent loss prevention program as well as changes in the insurance market, annual insurance premiums for general liability, D&O, auto and property insurance are about 50% of the amount paid previously or an annual savings of \$150,000.
\$106.92	Due to ongoing investments in road maintenance, costs of \$695,000 originally recommended for road milling and overlay can be pushed forward into future years giving us additional years to fund these costs through contributions to the reserve fund.
\$206.08	Total reductions in dues assessments from some of the programs implemented by our general manager in his first five years.

Salaries:

Due to the harsh economic climate and its impact on property owners, the proposed pay increases (\$100,000) were eliminated from the budget.

\$ 15.38	Elimination of 5% pay increases from budget
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Capital Expenditures or other projects suggested but delayed until future years:

Enclosure for Teen Center Pool to keep pool open year round  
Renovation of Eagle Mountain Gate  
Salaries and payroll taxes for monitoring Eagle Mountain Gate 16 hours/day

Main entrance landscaping and other renovations  
Paving Villa Drive and other paving

These items total \$464,000 or per lot amount of \$71.40.

Amenities Requested but not Planned until future years:

Amenities received several requests during this year for implementation in the next budget year. These requests included re-opening Pool I, installing lights at the Summit Street tennis courts, improving the Teen Center (inside and out), adding exercise equipment at the Teen Center and adding restroom facilities at the Summit Street tennis court. With a focus on minimizing costs (and therefore the dues increase) this year, we were unable to include any of these items in the next budget year. Instead we are only doing Amenities projects required to maintain our assets (such as re-plastering of pools and purchasing replacement chlorinators).

Future Years:

While some of these savings (such as many of those listed in the first section) can be ongoing, there are many others that are one-time postponements only. We must keep our properties well maintained. We must keep our roads as safe as possible. We must fund our Reserve Account more adequately. And, there are many projects considered but delayed for one year and some that were not even considered that would add to our community. Therefore, I do want to set the expectation now that dues for at least the next few years will probably need to be increased further while we also maximize villas revenues and any other revenue sources.

Betty Reece  
CRRA Treasurer

RESORT NAME	LOCATION	ANNUAL ASSESSMENT W/ HOUSE	ANNUAL ASSESSMENT EMPTY LOT	AMENITIES	WATER/ MISC
Bent Tree	Jasper, GA	\$1048.00 No Amenities	\$754.00 (only includes pool)	Pool - \$304 extra per year Tennis - \$308 per year extra Resturant Golf - Extra per year	Depends on the usage of water
Walnut Mountain	Ellijay, GA	\$1059.00	\$422.00	Outdoor Pool Campground \$15 nightly Tennis/Playground Amenities included in yearly assessment	Assessment includes up to 3000 gallons of water usage
Lake Arrowhead	Waleska, GA	\$1560.00	\$1080.00	2 Outdoor Pool Tennis Golf - \$119 mth per person Amenities included in yearly assessment	\$60 a month for up to 3000 gallons of water usage
Tranquility at Carter's Lake	Ellijay, GA	\$600.00	\$600.00	Playground/ Picnic area included in yearly assessments	Private water
Blackberry Mountain	Ellijay, GA	\$1111.76	\$1111.76	No amenities	Private water
River's Edge	Ellijay, GA	\$1352.00	\$1352.00	No amenities	Private water
Big Creek Mountain	Ellijay, GA	\$350.00	\$350.00	No amenities	Private water
Big Canoe	Jasper, GA	\$2676.00 No Amenities	\$1743.00 No Amenities	Amenities per couple: Tennis - \$1056 yr Fitness Center - \$636 yr In/outdoor pools - \$192 yr Fishing - \$192 yr If you sign up for amenities w/in 90 days of purchase of property there is no initiation fee. If you exceed the 90 days fees are as follows: Tennis - \$500 Pools/Fitness Center - \$300	