

## Covered Bridge at Barnes Mill Condominium April Quarterly Minutes

7:00pm-7:33pm

**Approval of Agenda - Tom Stephen**

Motion -Jeanne Robinson

2<sup>nd</sup>- Judi McGhee

**Minutes from last meeting approval -Tom Stephen**

Motion-Kerwin Day

2<sup>nd</sup>- Mignon Percival

Welcome- Michael announced two new families that just moved into the community. Suite 7, Jim and Rita Torrell and Suite 30, Raymond and Susan Johnson. We hope they will love living here.

Also, Michael thanked the community and BOD for all of the support he was given these past couple of months as he has been taking care of his mom. She needs extra medical care and is now in a great facility that can meet her needs. Michael and his siblings are now readying her home to be sold. This has made Michael more resolute in his feelings about our community and the uniqueness of it. Great neighbors and friends that are always there when you need them.

### **Recreation Committee Report- Caryl Hanlon and Mary Rogers**

Recurring Activities:

Crafts & Knitting – Wednesday at 1

Book Club – 4<sup>th</sup> Monday each month at 6:30

CHAIR Yoga on Mondays & Thursdays at 4 will continue thru the summer thanks to Judi volunteering to open the clubhouse and set-up.

4-25-25 Bunco - Angela & Melissa Fun night – bunco, snacks, prosecco. \$10 cover due by Monday, 4/21 to Angela (Unit 63) or Melissa (Unit 3).

5-3-25 Tacos Tequila & Trifecta –

Buffet of chicken or beef tacos, black and pinto beans, 2 choices of rice, condiments, chips and salsa

Beverage – Water and Costco Margheritas

Betting – Race at 7 on Peacock - \$2 bet

Dress for the occasion!

5-17-25 Pool Opening – Saturday, May 17. We will notify the community if help will be needed setting up umbrellas and cleaning storage bins.

Water aerobics –all participants will be trained to set up and put away TV.

6-1-25 Ice Cream Social – tentative date

7-?-25 Bunco

Fridays during the summer – sip, swim and games at 6:30 till.....

#### **Treasurer's Report -                      Mike Montemayor**

We are continuing to stay on track with our income and expenses as budgeted. Ellen has some points she will cover on several items.

At the end of this month our two CDs for the Reserve Account mature. We are just beginning to look for good rates with a solid financial institution to re-invest the funds into new CDs. Given the volatility of the current economic environment, we will also be considering starting with one or two CDs of a shorter investment period rather than the 13 months we have with our maturing CDs. The current balance of the two CDs is \$273,001.79, with an initial investment of \$260,000. We also have \$106,617.25 in our reserve funds bank account at Wells Fargo. This gives us a total reserve funds balance of \$379,619.04. With the \$32,000 in our operating account, that brings our total assets to \$411,820.

For the first quarter of the year, we had an income of \$109,908. This is \$17,840 over budget, due to some homeowners pre-paying their dues and due to the interest earned on our reserve funds CDs.

For the same time period our expenses were \$69,630. The budget for expenses is \$73,058. We were under budget for expenses by \$3,428. But this is made up of \$2,272 budgeted for March for gutter cleaning, which was not done until the first part of April. The water/sewer was \$1,109 under budget. This will not continue because Cobb Water just increased the water and sewer rates by 6%.

We have some larger than usual expenses coming up in the near future, such as the repainting and wood rot repair of some of our homes. We are on plan to have sufficient funds in our operating account to meet those larger expenses.

We continue to monitor our expenses as we progress through the year. Again, given the volatility of the current financial environment, we are monitoring everything closely in case our current and future expenses start rising, as they will soon with the Cobb water bill.

### **Sub Treasurer's Report**

**Ellen Lord**

#### **Reserve Funding:**

Service Drive repairs will be done this year by Brite line Asphalt in the area between 33-35-39-40. The total cost for this repair is \$9,143.00. The Repairs were completed in March. We also purchased a dining room set for the Clubhouse from an Estate sell in the community for \$250.00.

Preventive Roof Maintenance was completed this year on the following units. 1,2,3,4,5,6,8,9,10,11,12,15,16,17,18,19,20,21,25,26,27,28,29,30,57,58,59,60,63,, 65,66,67,68. Total of 33 units \$4,950

#### **Operating Account:**

Gutter Cleaning of all units was completed in the first week in March before the Pine Straw was placed down.

Marcy was kind enough to walk the property to check every unit to make sure all the gutters were intact. Pro Gutters was notified of the units needed repairs and the work was completed on April 10<sup>th</sup>.

### **Painting and wood Rot:**

We were blessed to have the following committee members helped with walking all the units for wood rot. Chip, Kerwin, Bernie, Michael and Marcy. We will be repairing the wood rot at the same time the painting is being scheduled. We are hoping for the second week in May but will send out an email confirming the time frame. The units scheduled this year for painting are as follows. Unit 7,13,14,15,35,36,39,49,50,56,61. Our Plans were to use the same contractor as last year Ernesto Painting, but we found the quality of the work not to our standards. We have hired Woodchuck Renovations to do the work this year.

Woodchuck Renovations contract for painting is \$ 46,652.34 and preventive wood rot contract is \$ 6,754.22

Ernesto Painting contract was \$34,100 and we had a budget of \$ 10,000 for preventive wood rot

Woodchuck \$ 53,406.53

Ernesto \$ 44,100.00

The increase for the painting will be \$ 9,306.53

Questions-

Caryl Hanlon- There was repair done on the service drives. Who repairs the roads? There is a good size pothole near Suite 10.

Ellen's response- We did not do the streets this year. Please send in a picture so that we can

**Secretary Report - Marcy Rosenbaum**

### **Thank You's**

Angela Davis, Melisa Lipscomb, Caryl Hanlon for putting all of the pool furniture away March 15<sup>th</sup> when there was a report of a possible tornado

Chip Nimick, Bernie Campbell and Kerwin Day for helping the BOD identify wood rot

Jeanne Robinson- taking a picture of the old clubhouse table and chairs and posting on Next Door. The result a pick up of the table and chairs.

Tom Stephen- Smoking the delicious hotdogs for the Spring Fling. Also, being a wonderful auctioneer for the live auction/

Marylynn Berlin-Baking so many scrumcious cakes for sale and auction for the Spring Fling

Chip Nimick, Nancy Shucktis and Kevin Hanlon for making several runs to Good will with the left over things from the Spring Fling auction

Caryl Hanlon, Melissa Lipsomb and Jeanne Robinson for the extra time they put into setting up and tearing down the Spring Fling

The pool will be opening on May 17<sup>th</sup>.

### **Vice Presidents Report - Bobbie Teague**

Naturescapes completed the hard winter pruning of plants in our neighborhood and Hidden Leaf Landscaping installed 3,000 bales of red, long leaf pine straw in late February and early March. Naturescapes has been busy applying pre-emergent for weeds in pine straw beds, edging hard surfaces, picking up debris and spring "scalping" of our lawns.

I walked with our landscape co-chairs and committee members on March 26 to assess our neighborhood for plant material that is stressed from the winter temperatures. There are several plants that have some damage and appear to be dead and need to be replaced and others that have dead limbs that need to be removed, and the plant reshaped. The landscape committee will walk again towards the end of the month to determine if those plants deemed dead or damaged will come back. If not, they will be removed.

On April 10, Naturescapes sprayed a growth inhibitor on loropetalum and lagustrum (evergreen hollies) plants throughout our neighborhood. These two species are fast growers and can easily get out of hand if not treated.

Naturescapes continues their weekly maintenance and their results are noticeable. Our community is looking very nice. Flowers are blooming, lawns are beginning to emerge from winter dormancy and trees are dropping blossoms and whirly birds. It's a lovely time of year but we must not forget the yellow pollen that plagues most everyone at this time of year. The rain showers we've recently had has washed a lot down the storm drains. I personally am happy it is mostly gone.

Doug and Clayton of Affordable Waterworks were here this Tuesday for the spring start-up of the irrigation system. They have replaced several rotors and sprinkler heads and several adjustments to the irrigation system were made. In most cases it was nearly impossible to get the coverage correct because of the high winds that were blowing that day.

AS A REMINDER:

1.If you plan to have any landscaping work done at your home, you must provide a Landscape Modification Request to the Landscape Committee co-chairs, Nancy Shucktis and W.H. Teague, for approval BEFORE any work can be done. Please let them know if you have any questions. For those that have mulch in there shrubbery beds please remember the refresh needs to be done by the end of April.

-2.Please be in compliance with the Cobb County Leash Law. Dogs must be walked with a leash no longer than 6 Feet.

3. Also, When walking your dog's please make sure they do not urinate or do doing their dirty work in the shrubbery beds or the lawns.

Motion to adjourn- Tom Stephen

Motion- WH Teague  
2<sup>nd</sup>- Doug Barron