

## July 22,2021 COA Quarterly Meeting

Attendance

21 Homes

28 Residents

**Welcome** – Michael Weinman

**Welcome New Residents-** Marcy Rosenbaum

There was only one new resident that joined our community this quarter. We want to welcome Versey McLendon and her mother in Suite 31.

**Agenda Approval-** Motion-Heidi Barron

2<sup>nd</sup>- Megan Mohn

**Review Minutes-**

**Approval of Minutes-** Motion- Heidi Barron

2<sup>nd</sup>- Megan Mohn

**Treasurer's Report-**

**Income**

2nd Quarter- income \$164,409 on a plan of \$156,492.

\$7,917 or 5% over plan- this is due to homeowners that have prepaid dues in advance. As well as 4 homes sold in First and Second Quarter. Suite 13,27,31,70

**Expenses:**

2nd Quarter- Expense \$113,205 on a plan of \$124,468.

\$11,264 or 9% under plan.

Flock Security System bill budgeted in June but not due until July.

Farmers Insurance Policy cancelled and waiting on pro-rated refund on Policy. We hope to have in July to offset new Insurance policy.

Both Irrigation, Water/Sewer and gas are all over budget. Looking for ways to lower this cost.

Large Ticket Items:

No big-ticket items this quarter.

### **Capital Expenditures:**

1<sup>st</sup> Quarter we started with \$181,833.98 and contributed YTD \$16,325.40 as budgeted.

\$4,356 spent as budgeted to completed second phase of Roof Punch outs.

\$400 to cover Federal Income Tax on 2020 Reserve account interest.

Landscape Project of replacement of Shrubs was in Budget for \$25,000 but with our 5% discount.

Invoice came it at 21,239.90. under plan 3,760.10.

At our current spending we are projected to end the year with \$ 221,214.22 in our Reserve Account.

### **UPDATE:**

We were scheduled to go Delta Credit Union on April 19<sup>th</sup> to investigate a CD for the Reserve account .8 % yr. We are not able to get CD for Delta Credit for two reasons. One it was no longer offered at that percentage and the other was we had to move all our accounts to this bank.

### **Foot Note to new Homeowners: Quick History of the Reserve**

When we took over the Association from the builder after 9 years building up the community, he left us will only \$18,946K in the Reserve account. In Jan-March of 2015 we withheld 2% and April to December we increased it to 5.33%. 2016 we increased it to 13%, 2017 15% and from 2018 to current. We are contributing around 21.18%.

Since 2015 we have added \$408,047.54 to our reserve account. Since 2017 to current, we have expensed \$187,689.17. The goal of the community/committees and the Board is to maintain our community to keep the values up and live in a community we love.

Questions-

Caryl Hanlon- Is there a reason the water is over budget?

Answer-We are using more water sewer. People are using it to water their yards. We are comparing from last year. We are meeting with the Finance Committee the first part of August to discuss what options we might have.

Chip Nimick- I wonder if it is because more people are staying home and not going to the office.

Answer- We don't know. We are looking at this.

Doug Barron-How much over budget are we?

Answer- \$226 in June.

Doug Barron- My offer is still on the table to pay for my water overage. Doug has attached a water meter to his hose and is measuring the water he uses to water his flowers .)

Answer- We appreciate your generous offer. We discussed this with other homeowners who water frequently. We told them what you were doing and wondered if they were willing to do the same. They were not. The BOD feels that it would not be fair to let you pay for your water overage while several other residents are using extra water and not paying for it.

Davina Godwin- I was wondering if we could get the water meters checked.

Answer- Cobb County just replaced our water meter this spring. The one we had was old. They check it yearly.

Howard Gooden- The sprinkle system is watering the roads.

Answer- We have had Affordable out several times to adjust the homes that have the over spray . Doug has explained it is impossible to set the heads to only hit the grass because of angles and corners. We are trying to eliminate the overspray as much as we can.

Doug Barron- Water overage is on water sewer not irrigation. Water overage \$17,000 gallons or 242 gallons per house. This comes to 40 gallons per house. I am part of that overage.

Howard Gooden- We still have water running under my house.

Answer- We have discussed this at several other meetings. We have had Cobb County out. They put chemicals into the water to see if it was water coming from the irrigation system. They have assured us there is an underground spring that runs down under your house. We have had people out 3 or 4 times. Each time we have been told there is not a leak from the community.

Megan Mohn- We have had a couple of plants die that were part of the planting project. We want to know that the replacement of them has no effect on the financials. What is Property Master incentive to replace them?

Answer- We know that you have the two dead plants. Betty Sonderman has one and a couple of other homes do to. Property Masters is aware of them They do not want to replace them until Fall. We have a warranty on them.

### **Secretary's Report**

#### **1. Thanks to Kevin Hanlon for fixing the pool locks**

Jim and Linda Brown for planting and caring for the beautiful flower pots around the pool area.

Kerwin Day- donated a new clock to the work out room. The old one died.

Caryl Hanlon- Following up on the discoloration of the tables at the pool. She is trying to get them replaced. They were a light cream and are now yellow.

Chip Nimick- cleaned the mail kiosk

Megan Mohn and Doug Barron for managing the pool

The volunteers who are sanitizing making it possible to have the pool open this year.

Thanks to any of the Magnolias angels who have done something for the community that we are not aware of.

2.Property Masters has been doing a really good job. Our new crew supervisor Mario is very interested in making sure the neighborhood looks great. They are pruning on the new 5 week schedule as well as spraying for weeds in the beds and common areas weekly. We think the neighborhood is looking better than it ever has.

### 3. Affordable Irrigation

4/28- Spring Start up-Change 15 nozzles, repaired 4 broken pipes, changed out 7 heads around the pool, Adjustments on all homes.

5/6- Investigated main island system, adjusted homes that requested, located and repaired 2 broken lateral lines under a tree. (70) changed 2 rotors

5/11 Installed battery controller for the Island. Changed out 3 solenoids, changed 2 rotors.

7/6- Changed out battery on the rains sensor at the clubhouse that controls the master sensor, adjusted timer at suite 48, checked suite 25 for excess water on street as well as checked out suite 52, changed out 1 rotor

Total -\$4,115.50 we are over budget \$115

4.Pro Gutters- Came out 7/6 to measure the homes to give us a quote on how much it will cost to replace the gutters. This was done for our Capital Study. The cost was \$125.

Questions-

Rao Guduru- This about gutters. Would it be better to have leaf guards ?

Answer- We are not opposed to it. It just isn't in the current budget. This is something that could be discussed.

Chip Nimick- I would like to have a future discussion.

Doug Barron-you need to look at long term investment. What is the cost savings- 5 year return. Compare cost of cleaning 2 times a year to cost of guards and warranty.

## Presidents Report

- Flock update – we unfortunately had to use our Flock system last week. The community was notified that there was a break-in of an automobile parked in someone’s driveway. Between a picture from a Ring Doorbell and our Flock system we were able to narrow down to the exact vehicle including a clear picture of the license plate. The Flock system was exceedingly easy to use, and I was able to find the vehicle while on the phone with the police officer; even emailing him the pictures captured by Flock before he left the area. Unfortunately the car had a stolen temporary license plate, but at least there is a clear record of it along with the make, model and color of the vehicle. Please garage your vehicles and urge visitors not to leave valuables in plain sight.
- Insurance update – after the unexpected increase to our insurance premiums from Farmers Insurance we tried to work with them repeatedly to adjust our policy. After several months of changing stories and reasons for the increase we arrived at an updated policy that would have saved the community almost \$4,000. After repeatedly asking for the new policy to sign, we were finally told that “Farmers Corporate” wasn’t allowing any policy changes. While this was occurring we were also looking for competing quotes, and have been working with Brown & Brown, and insurance broker that already provides our Director Fidelity Bond. We were eventually able to sign a new policy with them that reduced our premiums by \$1300. In the process of our due diligence we determined that the Georgia Condominium Act no longer requires coverage for water damage – as a result the deductible for interior water damage has been increased to \$25,000. We feel this is fair because the Association does not maintain the water lines inside resident’s homes, and it is unfair to force the community to shoulder the burden of insuring them. Homeowners should adjust their H06 accordingly. See the attached letter from our broker for a summary.
- Committee Update – please participate in our Committees! Committees serve many purposes – they help run our self-managed community, they give a chance for folks to have input into areas of the community they are passionate about, and it also helps ensure that how the community is run reflects the views of as many residents as possible.
  - Finance Committee – this committee helps us research and plan our operating and capital budgets. If you’re passionate about the dues that you pay and how they are spent, then this is the place for you!

- Architecture & Building Committee – this is where the things that impact how your home looks are reviewed; any modifications to the physical structures of our homes occur here. Passionate about how our homes look – please join up!
- Judiciary Committee – these folks are board of appeal of sorts – if a homeowner disagrees with a decision made by the Board they can ask for a review by this committee which will then make a recommendation to the Board. This committee also conducts voting. Interested in fair play – this is the place for you!
- Landscape Committee – our community is beautiful, and the folks on this committee are integral in keeping it that way. They assist the Board in monitoring our weekly maintenance, provide guidance on the rules & regulations related to landscaping, and review all landscape modifications. If you have a green thumb, or just care about keeping our landscaping gorgeous then sign up!
- Rules & Regulations Committee – living in a community with many others can be tough; finding the line between what's reasonable and what's not to let us all live here in harmony is what this committee is about. The residents on this committee help with guidance on the rules we live by – they impact everyone here everyday – so join up!
- Recreation Committee – these are our quality of life folks – if you like organizing a social event and helping everyone get to know one another then this is the committee for you. The work this committee does really helps make a difference between 70 residents and a community of neighbors that enjoy living with each other – climb aboard!
- Care Committee – when life tosses us a curve ball sometimes the smallest helping hand makes all the difference. The kind folks on this committee are there when someone has an illness or other serious life event with a meal and a kind word – when the world is all askew this is one of the things that makes living in our community so special. If you want to give a helping hand to neighbors during a time of need then this is the committee for you!

And note you can participate in more than one committee at a time

Questions-

Chip Nimick- Is that water damage from any source?

Answer-Your damage would have to exceed \$25,000. If there is catastrophic damage for your roof there is a \$5,000 deductible for that.

Davina Godwin- When changes occur during a regulatory effect that impacts homeowners could you send out a letter explaining the changes and how it impacts the homeowners This would help us know how to factor in our changes with our insurance agent.

Answer- Michael did send out the information when we told the community about the Insurance change. We will resend it.

Davina Godwin- If there was a different situation with this car robbery and the neighbor's home didn't have a Ring to capture the picture of the car that robbed the truck in the driveway would we be able to still use the flock information and give it to the police?

Answer- Yes- We were able to collect cars from a certain time frame which excluded residents cars. Then we would have given the police the cars that showed up. The Ring allowed us to know that exact car.

Davin Godwin- If someone is interested in volunteering to be on a committee how would they do that?

Answer- Reach out to the Chair or email the HOA email.

Heid Barron- How long does someone stay on a committee?

Answer- As long as they are interested and want to.

## **Recreation**                      Caryl Hanlon and Cindy Monk Water

Exercise- Monday's 5:00pm-6:00pm (weather permitting)

Pool Meet and Greet- Sunday 7/25/2021 third time is the charm!!!

Walking Group- 7:30a.m Monday – Friday Meet at the Clubhouse

Walking Exercise in the Clubhouse- Tuesday- Thursday 4:00pm Must be vaccinated

Future Events

Ice Cream Social- after Labor Day September?

Lunch and Learn- September? Crafts, Informational sessions

Other events TBA

Please send in any suggestions you may have

**Doug Barron-** I would be willing to send in a speaker on Ovarian Cancer and supply lunch for a Lunch and Learn.

**Care Report-** Megan Mohn

Care has assisted 6 homeowners. They have started to bring cookies to new residents.

Want to say that we are grateful to everyone who has been helping to sanitize the pool. This year has been a breeze.

**Motion to Adjourn-** Motion- Doug Barron

2<sup>nd</sup>- Megan Mohn

Doug Barron-Can I circle back to the watering? Could be the reason for the raise in fee's.

Randal asked if the motion to adjourn still stood? The community agreed it did.