

Covered Bridge at Barnes Mill Condominiums

Quarterly Association Meeting

Minutes for Thursday January 16, 2020 7:00pm

During the meeting, the Board of Directors respectfully requests we observe the following Rules of Order:

- Turn off or silence cell phones.
 - Raise your hand and wait to be recognized if you wish to speak. To permit as many residents as possible with the opportunity to be heard no household will be permitted to speak to a single agenda item more than once when others are waiting to participate.
 - Speak calmly and with respect to the Board, Committee Members, and neighbors.
 - Do not talk over others and refrain from interrupting or speaking with others.
 - This is a community meeting to update residents on activities from the past quarter, review finances, and discuss items on the Agenda. It is not a forum for the airing of personal grievances.
 - If you would like an item included on the Agenda please notify the Board of Directors at hoamagnoliasbarnesmill@gmail.com at least one week prior to the meeting.
 - When the time allotted for the discussion of a topic has elapsed, a majority of those present may vote to extend the discussion in ten minute increments. After a report has been completed and time elapsed a topic will be considered closed and will not be re-opened during the meeting without a motion and second to re-open the item for discussion supported by a 2/3 affirmative vote of those present.
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Residents in Attendance -39

Homes represented – 31

Quorum present

Call to Order

Randal Whitten

Welcome

Michael Weinman

Approval of Agenda

Randal Whitten

Motion to add Adjournment to the agenda

Motion –Susan Shaer, Second – Judi Taylor - Motion Carried

Approval of Minutes from October,2019 COA Meeting

Randal Whitten

Motion – Kerwin Day, Second – Judy Mcgee - Motion Carried

Election of Director

Randal Whitten

Motion to elect Michael Weinman by acclamation

Motion was unanimously carried

Board of Directors Update

Treasurer's Report

Ellen Lord

At years end we were left with a float of \$6,489.91 in our operating account. The Reserve account balance was \$139,748.51 which includes the \$7,500 we borrowed in the third quarter for Operating shortfall.

At the end of the year our operating income was \$302,310.83 and operating expenses were \$240,897.64. Capital expenditures were \$30,881.55 giving us all together \$271,779.19 in expenses

Clubhouse-under budget we only rented it once this year. 2019 was based on our prior year's rentals

Initiation fee- We budgeted for 4 closings and had 5 closings in 2019 Suites 1,12,34,57,69.

Wells Fargo Reserve Account;

Since we opened the new Wells Fargo Reserve account in June 2019, we have received \$1,208.51 in interest.

Late Fees- we received \$290 in late fees verses the \$175 we budgeted for. Increasing income by \$115.

Misc. Income- Is a combination of Closing letters, Lease renewal and cash back on Master Card giving us and additional income of \$415.97

Recreation and Care- combined had \$500. Due to fund raising they we able to pay for the care of some of our residents and enjoy the wonderful get togethers that the Recreation Committee put together \$173.84

House Cleaning- was under budget this year due to letting go of the house cleaner we had for not showing up as requested. \$480

Seasonal flowers- Savings were due to Jim Brown and his green thumb. Greatly appreciated!

Irrigation- was under budget due to all the hard work that was done by Affordable Waterworks to repair damage lines. Marcy worked hard this year getting all our irrigation issues repaired. Much appreciated!

Water and Sewer over budget due to irrigation repairs and homeowners installing new grass and high level of watering.

Speed Bumps;

We have had several homeowners asking that we start enforcing the speed limits by installing speed bumps

We received 2 quotes. One was to use recycled rubber speed bumps which would be 13 in total The second quote was to install asphalt across the roads which would include a big yellow line. 13 in total

First quote was \$ 16,782.09 and second quote was \$ 21,625.26. We would not pay for this out of the reserve account it would be a one-time assessment which is out of the question. It would be \$ 239.75 for first quote and \$ 308.93 for second quote.

I had put a yellow sign out asking speeders to slow down and it worked until we had homeowners complaining that it looked tacky, so it was removed. We are asking Homeowners to respect the 14 mile an hour speed limit and ask they inform members of their family's and visitors to respect it was well. This is not the East/West connector and we always have people walking our streets and they could get hit.

Wood Rot and Touch up Painting

We are scheduled to meet with CertaPro on the 23rd to look for wood rot and touch up painting.

I was very grateful that Michael and Marcy spent a day walking the community and taking pictures of possible issues. This information will be provided to CertaPro and we will determine what needs to be done.

Painting Schedule for 2020

We will start painting in mid-July and the homes that will be painted are as followed

Suite- 5-9,57,59,63,64,65-66 total 9 homes will be painted.

Discussion of speed bumps-

- 1.We need better signage for speed limit
- 2.Could we personally take down the license plate number of a speeder and have the BOD send a letter.
3. Could we consider speed bumps only in strategic areas?
4. Could we get speed signs that are more authoritative?
- 5.We need a sign in front of Suite 32 that is light reflective to stop speeders. Worried about a car running into the house.
- 6.Walkers should walk on the side of the road not in the middle of the street.

The question was asked if the community is interested in further discussion of speed bumps. They are NOT. The BOD will continue to look into less expensive means of controlling the speeding such as signs.

Motion was not carried

Discussion on Wood Rot-

1. Are you going to send out pictures to the community on wood rot?
2. Could you send a list of the homes that are on the list for wood rot repair?
Answer- It would be too hard to do that. If you think you have wood rot please send an email to the BOD with a picture or just email and ask if you are on the list.

Approval of Q1 Treasurer's Report

Randal Whitten

Motion – Kathy Whitten, Second Judi Taylor - Motion Carried

1.Green Town Landscaping

Right now Green town is going to be preparing the community for the spreading of Pine Straw as well as doing heavy winter pruning. We were going to have a meeting with the Landscape Committee to decide how we are going to use the money budgeted for landscape this year. We had to cancel it due to WH Teague's being in the hospital. We wish him a most speedy recovery.

2.Fence- We had 5 fence bids this summer as we reported in October. We had decided on Lion Fence LLC with a bid of \$10,871. This company was the only company we talked with that gave a 6 year warranty. When we were ready to have the fence replaced we asked for their insurance paperwork. They were not fully insured with Workmen's Comp. This made it impossible for us to go forward. The second best proposal was from a company called Ant Man. They gave us a quote of \$9,822. We again were ready to go with them for a January install and they did not have the proper insurance. We now have quotes from companies that are advertising up front that they are fully insured. This was a good lesson we learned the hard way.

So far we have quotes from:

First Fence of Georgia-\$16,865

A-1 Fencing for \$17,640.

Just Fence- \$17,600

Prime Fence-\$11,075-they never got their insurance papers to us.

Bravo Fence- \$12,900

We decided to go with Bravo Fence Company.

We were able to get an additional \$300 off the cost of the fence from Bravo Fence which brought the cost of the fence down to \$12,600. They offer a 10 year workmanship warranty. We are going to use them to replace the back fence. This project will be done soon.

3.Flock Safety License Plate Reader-

As you all know there was a porch theft that was caught on camera this holiday season. Because of the angle of the car and the flat bed down the license plate was not caught. There was a picture of the car and the thief. None of which were usable. Several neighbors expressed concern about the safety of our community and wondered if we were going to try to do something about it. This caused us to explore license plate reader companies. We only found one. Flock Safety. They have been in business for about 2 ½ years. They work with the Cobb County Police. They service 36 states right now Their goal is crime prevention. They have found that the majority of crime is due to burglary, suspicious activity, stolen vehicles and drive by shootings. Many of these crimes are solved when a license plate is known. Of course, we are only worried about theft thank goodness. They have solar camera's that are mounted on a pole as high as 12'. The cameras are powered on 24/7. They are triggered by motion. They pick up car color, model, license and plate number. You can input neighbors license plates so they will know who belongs here. You can opt out if you want. All data belongs to the Magnolias and is only shared if the BOD chooses to with the police. It doesn't capture faces. At night it can read up to 75ft. It stores tapes up to 30 days. The cost is \$2,000 per camera yearly. We would need 2 cameras. One incoming at the entrance of Aunt Lucy and one incoming back by Suite 1. This would give coverage into the neighborhood from the 2 entrance and exit spots. Flock handles all install, maintenance and retrieval of tapes. This means they take care of all hardware and software. Should we to go with it this year it will mean an assessment of \$57.15

per home. When it could be worked into the 2021 budget it would mean a \$5 monthly COA increase. We wanted to offer this information to you so that as a community we could decide whether this was something we wanted to invest in. It is the next best thing to being gated.

Discussion –

Can't we just get a sign saying we have license plate readers?

It would never pick up a truck's license plate with the tailgate down.

These guys operate in rings and are professional and scope out neighborhoods.

How often do we have crime?

There is a higher rate of crime in the Townhomes and homes across the street. It could migrate here.

We shouldn't wait for something to happen. We should be proactive.

Make sure cars are in the garage.

There are many people who do not belong in our neighborhood between 2:00am and 6:am as seen by Ring systems and neighbors that are up.

Could we share the cost with the Townhomes?

Might be worth trying for 2 years.

Can we hire the police to canvas the community?

To make it harder for package theft could we get a large box by the Kiosk that each homeowner could access for package delivery?

You can arrange to have your packages delivered to the Quick Trip rather than delivered to your home.

There was a motion to have the BOD continue researching Safety ideas for the community.

Motion-Linda Brown Second-Tom Moyer - Motion carried unanimously

President's Report

Michael Weinman

Rules & Regulations Update

The Rules & Regulations Committee will be conducting a survey of the community in coming weeks and reviewing any issues with the Board. The Board will then communicate with individual homeowners regarding any concerns.

Director Term Limits

A number of residents have approached the Board to voice concerns on the 3-term/6-year term limit for Directors. The Board has researched Amending our Declarations, and the legal costs to the community are estimated at \$500. Directors would still be elected every two years. Historically there has not been a large number of residents seeking to serve on the Board, and we feel that as long as the community supports an incumbent then we should take advantage of their experience and allow them the opportunity to continue serving the community.

Questions on Directors Term Limit

1. Should we wait until we need another amendment so we can bundle them for a lesser cost?
Answer- This is something we would need to start as it takes months to get ready for legal submission. As of now there are no other amendment needs.

Motion – Judi Taylor, Second – Lydia Dumas. Motion carried unanimously.

Committee Reports

Architecture & Building Committee

Kerwin Day

- One modification request since the last quarterly meeting (units 61)
- a review of expectations regarding squirrel infestations (I've heard of two in the last week), namely
 - the expense of squirrel removal and gap repair is the homeowner's responsibility (even if the gap is in the fascia or soffit)
 - adjoining units should be inspected when squirrels are detected
 - any gap coverage material (metal, wood, etc.) must be finished in a color that matches our exterior color standards
 - Can you force a homeowner to cooperate with an adjoining homeowner to have their home inspected for critters in the attic?

Answer-If there is a reason to believe there are critters in an attic of a homeowner who does not want to cooperate with having it inspected (which would affect the adjoining neighbors attic) the BOD can request entrance to have the attic inspected by a licensed Critter catcher.

Right now Northwest is offering duplexes a reduced rate of \$1,300 per unit to inspect, catch and seal for intruding critters. It normally is \$1,700.

If you are a duplex and one of the duplexes has squirrels etc. there is a great likelihood that the connecting Suite will have them also. They can chew through the firewall.

Recreation Committee

Caryl Hanlon

Welcome & Thanks to Committee - Attendees: Karen Moyer, Marcy Rosenbaum, Catherine Warren, Susan Olson, Cindy Monk, Diane Dellinger and Caryl Hanlon

Review of the Holiday Party and Treat Exchange – all agreed that the evening was a success and Caryl thanked Karen for all the creative ideas. We will keep working on an easy seating arrangement that accommodates all the residents attending. Keep the gift exchange with the STEAL!

B. Judging – 3 ballots will be given to each resident as they taste the chili and place ballots the mason jar ballot “boxes”.

C. Trophies – we will use the trophies from last year. Cindy will ask Marvena for her trophy and Marcy texted Kerwin for the Day's trophy. Karen also has a trophy.

New Ideas/Suggestions

A. Crochet/knitting – Mercedes has volunteered to teach crocheting so we will set a date and inform residents.

B. March event – none!

C. Pool opening party – Sunday, May 31st. More info to follow.

Care Committee

Cindy Monk

1) The financial position of this Committee is sound at this time and funds are sufficient to cover next year's expected needs. If that position changes substantially, then fundraisers are suggested. Care declined having a fundraiser for the upcoming Chili Cookoff event to be held on Sunday, January 26, 2020.

2) The one year commitment for Cindy Monk will end on January 31, j2020. I have reached out to current committee members to see if anyone is interested in filling the lead position for next year.

Juanita Tolbert addressed the community and talked about the positive and wonderful things the Care Committee does. She asked for volunteers for the committee for the 2020 year. There was a notebook passed around. Nobody signed up to volunteer.

Meeting Adjournment

Randal Whitten

*Motion Cindy Monk, Second Jim Brown – Motion Carried***Next Meeting: Thursday April 16, 2020**