

Covered Bridge at Barnes Mill Condominiums

Quarterly Association Meeting

Minutes for Thursday, April 18, 2024 7:00pm

Magnolias Clubhouse

32 attendees, 3 by ZOOM

Tom Stephen opens meeting with welcome and call to order

Amelia makes motion

Mary seconds

Agenda voted

Agenda approved

Randal Whitten says prayer to open meeting

Heidi Barron calls for review/approval of January meeting minutes

Susan Olson makes motion

Doug Barron seconds

Minutes approved

CARE COMMITTEE REPORT

Jeanne Robinson

Jeanne and Marylynn Berlin head the care committee and reminded us that if anyone has a surgery, a death in the family, or any circumstance which may be helped by some extra “care”, to let them know and they will provide a meal or a kind gesture from the neighborhood

RECREATION COMMITTEE REPORT

Caryl Hanlon and Mary Rogers

Thanks to Jeanne for leading Card Bingo last week. It was LOTs of fun.

Next event, Book Club 4/22, last one of this year will be May 20.

May 4th will be Tacos Tequila and Trifecta – Flyer to be emailed soon with details

May 11, Pool Prep – looking for people to help get pool umbrellas and furniture set up for a beautiful pool season. Male Muscles welcomed and encouraged...

LANDSCAPE COMMITTEE REPORT

Nancy Shucktis

Hard pruning has begun around the neighborhood.

Pinestraw has been applied by Hidden Leaf

The committee has completed 3 or 4 neighborhood walk-throughs to determine what/where plant replacement will occur from the plants that died during the hard freeze of 2022.

***See attached document at end of Meeting Minutes showing what will be planted and where**

Additionally, pinestraw will be placed between homes where grass will not grow. (Between suites 37 and 38, for example)

For these replacements, we got quotes from Unique and Hidden Leaf. Hidden leaf won the bid and will start work May 3 or 4.

Irrigation system was reviewed and is now up and working for the season.

Neighbors reported lots of fire ant beds throughout the neighborhood and requested that Unique treat these.

Kevin Hanlon – Cicada invasion coming. What will be doing to treat this? Board will confer with Landscape company and come up with a plan.

BOARD PRESIDENT'S REPORT

Michael Weinman

Welcome to our new neighbor, Melissa Lipscomb, who moved into suite 3.

Flock Safety

- Prior to the installation of the license plate readers in 2020 our community experienced 8 property crimes in less than 2 years including 6 porch thefts and 2 vehicle break-ins
 - The Board was inundated with demands to do something to improve security for our community
 - Other options, including gating the community, were prohibitively expensive
 - The units operate on solar power and cellular signal - there are no hardlines needed
 - The units are rented - Flock is wholly responsible for their maintenance and upkeep
 - They cost a total of \$4k per year - that's \$57.14 per home per year or \$4.76 per month
 - This is much more affordable than the upfront cost of a hardwired security system and the annual maintenance it would require
 - The data is easily accessible via Flock's website
 - We opt-in to share our system's data with Cobb PD
 - Any license plates on their alert list (Amber Alerts, Silver Alerts) automatically ping Cobb PD if recognized by our readers
 - Any license plates on Cobb PD's most wanted list automatically ping as well
 - In the last 30 days our cameras have read a total of 3,973 license plates including 759 unique plate reads!
 - Since the units were installed we have only had one property crime in our neighborhood
 - 1 in 10 crimes that are solved nationally are done through the use of license plate reader technology

Neighborhood Discussion:

Jeanne Robinson – Can we get better, more visible FLOCK signage? We will look into that.

Need to trim bushes near these signs as well (MICHAEL wanted reminder)

Bernie – we have a lot of people driving through neighborhood looking around. It is good to have license plate readers to catch this data.

Amelia – Flock helps not just our neighborhood, but others since we opted in to share our data. It's a win-win.

Tracie Stephen – Flock makes me feel safer. Shared story of a neighborhood that used Flock to solve a robbery.

Betsy Montemayor- What is the reasoning behind those who are against Flock?

Howard – How about we get police to patrol the neighborhood? Many explained that this isn't as effective as a 24 hour license plate reader and is extremely cost-prohibitive.

Tom Stephens calls for vote.

Chip makes motion

Mary Rogers seconds

Flock renewal votes taken

Vote PASSED

Master Association Update

Fullers Loch is proposing to establish a "Barnes Mill Greenspace and Trails Committee" to both propose potential paid/contractor work to the Boards (such as building stairs or small pedestrian bridges) and also organize homeowner volunteer work (such as mapping locations of potential new trails, simple trail construction, or removing invasive tree species).

The goals of the committee would be as follows:

- Identify where new trails could be established to serve the entire Barnes Mill community.
- Identify scenic areas where benches and sitting areas could be placed, for instance, in places where we can enjoy views or the sound of water.
- Create a plan for identification, control, and remediation of Category 1 invasive plant species in these areas and re-introduction of native trees in a cost effective and sustainable manner.
- Identify areas of standing water so that drainage can be established to reduce places where mosquitoes breed.
- Map current dog waste stations to facilitate consistent servicing, and identify locations where new stations may be needed.
- Create a plan for maintaining our community greenspace resources in a way that is safe for young and old.

If anyone is interested in volunteering to join the committee please let us know!

Proposed Townhome Development on corner of EW Connector & Hicks Rd

- The number of units has been reduced from 71 to 68 - we asked for fewer units, but this is the minimum number of units the developer will accept for this to be a financially viable project
- Access to Barnes Meadow Rd has been eliminated - this will eliminate any traffic impact from the development to the light at Felton Hill Rd/EW Connector
- Most of the existing plant material on the site will be cleared in order to grade the site to be compliant to current Cobb County stormwater requirements, however the developer expects to be able to save the trees lining Barnes Meadow Rd

- The Master Board is aligned on including this development as a new sub-association in Barnes Mill - we feel that this community will be in very close proximity to the master association amenities, and rather than having to police and prevent them from using the amenities we'd prefer to give them access and have them pay the same as all other Barnes Mill homeowners for their upkeep
- The Master Board did not accept the latest proposal - we feel the units do not meet the current architectural standards of the Barnes Mill Community
- The developer is working to further update the proposal and will be meeting with the Master Association Board prior to the next Zoning Meeting

Dryer Vent Maintenance

We were notified by a homeowner that upon having their dryer vent cleaned by a licensed service provider they determined that the vent pipe had never been attached to the exterior vent and had been left since the home was built to vent into the soffit space. We strongly recommend that you have your dryer vent cleaned/inspected to ensure it is properly venting to the exterior of your home.

Two companies recommended by Magnolias neighbors:

Dryer Vent Squad – Atlanta
678-793-3797
atlanta@dryerventsquad.com
www.dryerventsquadatlanta.com

Dryer Vent Doctor
404-901-4412
www.dryer-vent-doctor.com

TREASURER REPORT

Michael Montemayor

1. Our expenses to date are within budget.
2. We purchased two CDs with Reserve Account funds, to earn interest:
 - a. 8 month CD, \$30,000, OZK Bank, 5.03%
 - b. 13 month CD, \$230,000, OZK Bank, 5.00%
3. We will soon start budgeting planning for 2025, probably at the end of May or early June.
4. We don't use the Reserve Funds account to apply to the Operating Expenses because the reserve funds are allocated not just for current, planned expenses (that had been forecasted for the current year) but primarily for **future** expenses we expect to funds for, based on expectations in the "30 Year Expenses Planning" report that was done several ago.
5. Encourage neighbors to join committees and get involved in the neighborhood.
Caryl Hanlon requested that each committee head send email to the community announcing each meeting date, time, location. Neighbors could then attend and see what the committee does, and decide to join.
6. When you use Clubhouse, please remember to return air and fans to original settings and lock the doors behind you.

SECRETARY REPORT

Heidi Barron

The Magnolias pool will open Saturday, May 18.

Prior to opening, DC Pool will clean the pool and pool furniture.

We will install our new large shade umbrella in the corner where the old one was.

We will be getting a new pool cover as well, and that will be fitted before pool opening to ensure proper fit

SUB TREASURER REPORT

Ellen Lord

Brite line Asphalt will be on- site Monday 4/22 – Wednesday 4/24. UPDATED DATES

BELOW

Each zone will be closed to traffic for 24 hours and all cars will need to be removed from In front of homes and visitors parking spaces.

They will start at 8:00 on **Monday** with the **Red zone**, which will affect the following units. Clubhouse, Suite 39, Suite 48-52,55-58 61-66.

Yellow zone on **Tuesday** 4/23 which will affect the following units. Suite 1-3 8-10 ,15-21, 24-30, 33-38.

Green Zone on **Wednesday** 4/24 which will affect the following units. Suite 4-7, 11-14, 22-23-31-32-46-47-53-54-67-68-69-70.

Wood Rot and paint touch up is scheduled for May 6th.

We are doing a total of wood rot replacement and paint touch up for 45 units.

Which is a total of 67 work orders.

The original quote was \$ 16,775 and were able to negotiate the cost down to \$13,000 a savings Of \$3.775.

We have hired a new Painter this year.

Ernesto Painting Service. We will start on July 1st and the total cost for this years units

Is \$30,000 which includes the replacement of any wood rot.

Listed are the following units that are scheduled for painting.

Clubhouse/mail kiosk, Suite 31-32, suite 38, 42-43-44-45

Question from Tina Arbore- How will residents know where wood rot is? Ellen agreed to send out list of homes to be repaired to the community.

***See attached doc at end of Meeting Minutes showing the exterior maintenance scheduled for wood root in the Magnolias**

Also, thanks very much to Caryl Hanlon for recovering the kitchen stools in the clubhouse.

VICE PRESIDENT REPORT

Bobbie Teague

On February 6, broadleaf weed control and pre-emergent was applied. On March 6 and 14, they applied broadleaf weed control, pre-emergent and a slow release fertilizer – that is two applications in one. On April 6, they sprayed weeds in pine straw beds and again on April 10 because rain washed the application of April 6 away.

Landscape maintenance is going very well. The maintenance crew has been on site and have been very busy. They are currently mowing, blowing, pruning and cleaning up debris from the storms of last

Thursday. What a storm!! In addition to the hard pruning that has been done, they have also begun their routine pruning of plant material.

When/if there is any landscape issues or concerns, we reach out to Unique and they are always very responsive. We continue to be pleased with the work they provide.

One additional item: Spring irrigation start-up began on April 16 and continued yesterday. There have been three main irrigation lines repaired – one at the far right island at the clubhouse where a tree root had grown around it; one in front of Suite 44; one between Suites 55 and 56 and other repairs including sprinkler heads nozzles and batteries. They have been at every home and checked for proper irrigation coverage to plant material and lawns.

As information, the irrigation schedule has not changed for our community – days of operation are Tuesday, Thursday and Saturday.

Also, as a gentle reminder, if you have bark mulch around your home, we ask that it be refreshed by May 1.

MEETING CLOSE

Tom Stephen calls for motion to adjourn meeting

Susan Shaer makes motion

Angela Davis seconds

Vote taken and passed

Meeting adjourned