

Covered Bridge at Barnes Mill Condominiums

Quarterly Association Meeting

Minutes for Saturday October 19th, 2019 4:00pm

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 – 34

Homes represented – 26

Quorum present

Call to Order

Randal Whitten

Welcome

Michael Weinman

Approval of Agenda

Randal Whitten

Motion – Angela Davis, Second – Greg Pitman

Approval of Minutes from July COA Meeting

Randal Whitten

Motion – Harold Downing, Second – Cheryl Waters

Board of Directors Update

Treasurer's Report

Ellen Lord

Memorial & Moment of Silence for Lee Mendon

Ellen & Randal

Custom Disposal

We were able to sign a 2-year contract with Custom Disposal at a lower rate than originally quoted. At first, we were told that the service would go up from 15.95 to 18.95 per unit but after discussing with owner we were able to negotiate the unit price down to 17.25 per unit which is a savings for the year of \$1,428.00. Just a reminder that all trash recycling needs to be on curb by 6:00am. Recycling materials are as follows. Paper which includes newspaper, magazines, office paper, envelopes, carton board, cereal boxes, shoe boxes and tin and aluminum cans. All containers need to be left with unit when moving or new homeowner will be charged. Rolling carts \$60 each, 18-gallon recycle bins are \$10 each. The contract does not cover yard debris or vegetative waste being picked up. However, those items may be collected at the expense of the homeowner for \$1.25 per biodegradable lawn bag. You will need to call Custom Disposal directly at 770-977-2788 and number is also on your trash can.

3rd Quarter Financial Review

We had a challenging third Quarter which has always been the case. We have big ticket items that are due, Painting, Master Dues, Termite control and with the unexpected irrigation repairs our operating budget was hurting and in order to be able to pay all our expenses in September we had to borrow \$7,500 to cover expenses from the Reserve account. The goal is to pay back these funds at the end of the year based on our projections for the remaining year.

The total irrigations repairs will be \$22,935.75 which includes the start-up and closing of the irrigation system. After moving other items budgets to cover the Irrigation we were at \$15,676.00 and had a shortfall of (\$7,259.75)

Wood Rot- At the end of year repairs were \$ 3,780.00 which we only budgeted \$2,000. We are over budget (\$1,780.00). Next year we have increased this budget to \$4K

Irrigation- We are pleased to say that our irrigation bills have decreased due to the Master rain sensor. We are under budget \$1,814.66.

Water/Sewer- We had hoped providing homeowners with Irrigation 3 times a week would help reduce some of W/S bills but as of September we are overstated (\$1,102.52) We had ask homeowners if they did have to water grass to do it by hand instead of using a sprinkler.

Wells Fargo Reserve Account

Since we opened the new Wells Fargo Reserve account in June 2019, we have received \$536.69 in interest. We were not able to transfer to monthly \$5,441.80 in September to the Reserve due to the shortfall for the monthly expenses but in October we will be transferring 2 months \$ 10,883.60

Wooden Fence- Our plans were to replace the wooden fence at the rear of the community in October but the Vendor failed to provide us with all the insurance documentation that we requested. The wooden fence will now be included in the 2020 Capital expenditures.

Recap of the Reserve History account:

From 2006-2014 the Builder had only contributed \$18,946 which was only 2%.

From 2015-2019(end of year) we would have contributed to the Reserve \$257,175.81 which does not includes interest for the remaining year yet. We have come a long way in just 4 years.

From 2017-2019 we have had a total of \$137,043.27 in Capital expenditures. At the end of the year not including interest we should have at least \$ 139,078.54 in the Reserve.

Questions

Kevin Hanlon - Does the yard waste disposal start with the new contract?

Answer- Yes

Davina Godwin- Will there be a surplus at the end of the year?

Answer- yes

Approval of Q3 Treasurer's Report

Randal Whitten

Motion – Lydia Dumas, Second Angela Davis

Secretary's Report

Marcy Rosenbaum

Welcome to new Residents

Doug & Heidi Barron in Suite 1 are warmly welcomed to the community!

Green Town Landscaping Contract

We have secured a 2-year contract with Green Town for \$3000 per month. We had 2 other vendors that came in with the same monthly quote. We decided to go with Green Town because we have a good relationship with them. The community is happy with them also. They agreed to a 2 year contract whereas the other two would not.

Affordable Irrigation Full System Repair Wrap Up

Affordable Irrigation finished our irrigation for the community the end of August. The final cost for the renovation of the system was \$22,935.75.

Nozzle Replacements- 701

Added Heads- 7

Changed Heads 4"-10

Raised Heads 6"-94

Raised Heads 12"13

Changed Heads 4"-6"-52

Replaced Heads- 4"-12"- 109

Capped Heads- 25

Moved Heads-127

Controllers Replaced-2

Replaced Rotors-11

Broken Lines-10

We are expecting to have a much easier year next year in terms of irrigation repairs.

Crabapple- After much negotiation we were able to retrieve \$985 for repairs not done in 2018.

Election for Director at January 2020 Annual Meeting

There will be an opening for a BOD seat in January. If you are interested in running for the BOD please submit your resume to the BOD by December 1, 2019

Committee Participation

Please contact the Board if you are interested in being considered to assist with any of the many committees that contribute to keeping our community a warm, welcoming place to live. Committees include Landscape, Finance, Care, Rules & Regulations, Architecture & Building, Recreation, and Judiciary.

President's Report

Michael Weinman

Rules and Regulations Update

- Updates include
 - \$35 Bounced Check Fee
 - Items affixed to homes (Satellite Dishes, Window Boxes, etc.) must be removed and holes repaired prior to the sale of the home
 - Trash Collection, Renting/Leasing & Maintenance updated to reflect 2019 Amendments
 - Fitness Center usage now mirrors Pool usage in that a homeowner must be present with any guests
- In order to be able to enforce Rules, Bylaws and Declarations all homeowners must be in compliance – if we elect to not enforce some rules then we place ourselves in jeopardy of not being able to enforce all the rules.

Questions

Doug Barron - Where did the 6' leash rule come from for walking dogs?

Answer- It is a Cobb County Law

2020 Budget Proposal

- Please refer to the attached presentation for details
- 2020 Monthly dues will increase 1.4% to \$360.00 per month

Questions

Davina Godwin- Will there be a surplus at the end of the year?

Answer- yes

Rich Franzell - Can we get a meter on the sewer water so we can hand water for less?

Answer- We don't know but will look into it.

Harrold Downing - When will gutter cleaning happen?

Answer- Q 1 and Q4

Kevin Hanlon - On Termites do we have a bond?

Answer- Yes If you have termite issues please call Northwest exterminating. Let the BOD know. Northwest is responsible for repairing any damage to the home. This is the homeowner's responsibly to follow up on.

Davina Godwin - Shouldn't we be alerted when the termite company is on site?

Answer- Yes. They should let us know and then we send out an email. This last time we didn't know they were coming until they showed up.

Howard Gooden - The mosquitoes are eating us up. Shouldn't the Master spray the retention ponds?

Answer- We will ask.

Howard Gooden - Can we change the application of Pinestraw to the spring?

Answer- We will look into it.

Caryl Hanlon - Getting back to Gutters- Some of us get more leaves in their gutters than others. Will we get more cleanings? What can we do?

Answer- Email the BOD and we will call the gutter people.

Caryl Hanlon - We will have \$4000 for landscape need next year. What is the process to get landscape help?

Answer- Email the BOD and they will send it to the Landscape committee to decide.

Ted Manley - What is the state of the rental #38?

Answer- The owner is staying current with the COA dues with reminders monthly. They have been charged late fees when late. They still have the same tenant there. Michael and Marcy talked with him just last week.

Doug Barron - There is a pole across from my house what is it?

Answer- We were asked by suite 8 to get better lighting back there. We had gotten an estimate from Cobb EMC and when we were ready to act on it the cost had gone way up. We could not

afford to do it. We reached out to the Townhouses and see if they would share the cost and they said no.

Approval of 2020 Budget

Randal Whitten

Motion – Lydia Dumas, Second – Cheryl Waters

Electronic Distribution of Annual Budget Materials

Any resident with an email on file with the Associate will receive the annual budget and payment coupons electronically going forward to save the cost of printing all the materials. Residents without an email on file will have hard copies distributed.

Approval to Distribute Budgets Electronically

Randal Whitten

Motion – Kerwin Day, Second – Cheryl Waters

Committee Reports

Landscape Committee

Bobbie Teague

We have a wonderful volunteer group who is taking on trimming of the main street trees that need canopies raised. They started on:

August 31 trimming suites 40,48, 69 and 4.

September 14th- starting with Suite 33 and worked their way on both sides of the street.

Limbs and debris were moved to the open common area behind Suite 69 until it can be mulched after all of the trimming has been done.

The Committee plans to have another workday on October 26th starting at 8:45 am.

They would appreciate any volunteers who would like to help with this project. Contact Bobbie and WH.

This is saving the community thousands of dollars!

The people who have volunteered so far to do this are: They are greatly appreciated.

Bobbie and WH Teague

Harrold Downing

Ellen Lord

Jim Brown

Michael Weinman

Davian Godwin

Marcy Rosenbaum

Teresa Montgomery

Chip Nimick

Kevin Hanlon

Cindy Monk

Architecture & Building Committee

Kerwin Day

- Architectural Modification Requests since last COA meeting
 - Brush clean & seal the stone and brick facing on the unit – cleaning approved, sealing disapproved
 - Install Anderson 4000 storm doors on front and back of unit – approved
 - Renovate existing rear deck, railing, & steps – approved
- Clarification regarding submission of Modification Requests
 - As stated on the Request Form, the Form must be submitted if the proposed modifications involve structural, electrical, or plumbing changes to a unit.
 - However, if an electrical or plumbing change will be made inside a unit but not inside its walls, then a Request Form is not required; examples may include replacing ceiling lights/fans and garbage disposers.
 - Nevertheless, regardless of the scale of the planned change, when an outside contractor is to be hired to make changes to a unit, the homeowner should make sure that the contractor is insured for General Liability and Workers Compensation.
- The ABC is developing an Incident Response Checklist, in order to help homeowners respond to incidents involving damage to property or injury to persons. *(Please contact Chip Nimick, ABC chair, if you have ideas that you would like to contribute to this checklist.)*

Finance Committee

Lydia Dumas

We have been very busy working on the Budget and the Reserve Study. We work very closely with the BOD. We looked at the budget and approved it. We also approved the moving of \$7500 from the Reserve account to the Operating Account to cover the irrigation bills.

We are working very diligently on the Reserve Study. We as a community voted not to pay for another Reserve Study so each Finance Committee member has an assignment to research the major items that will be coming up and ones that will come up in the future. We are finding it hard to get estimates on end of life items such as roofs, roads etc. Example roofs are expected to last approximately 23 years. We are using a Government Index which helps to calculate prices with inflation considered.

Recreation Committee

Caryl Hanlon

- I. MUST non-perishable food drive & outer wear (blankets, coats, scarves, small hygiene items, sheets, etc.)
Dates - November 11-18
- II. Holiday Get Together Tuesday, December 10th from 7-9.
2 dozen of your favorite treats & \$10 gift
Mulled Cider
Games & gifts
- III. Chili Cook-Off - Sunday, January 26th from 4-6
One of a kind trophies
Great food
- IV. Review ongoing activities

Yoga - Monday @5:30 going forward
Walking Off the Pounds - Tuesday & Thurs @ 4
Chair Balance/Strength -Wednesday @ 1
Book Club - 4th Tuesday - list in display case
Singles - 3rd Thursday - contact Marcy
ROMEO - 2nd Tuesday - contact Dan Gallivan

Care Committee

Cindy Monk

Should you need help from the Care Committee please call Cindy or go to the Website to find the representative for your home or the home of the resident you are seeking Care help from.

Meeting Adjournment

Randal Whitten

Motion – Lydia Dumas, Second Angela Davis

Next Meeting: Thursday January 16th, 2020