

# February 6, 2025 Magnolias of Barnes Mill Quarterly Meeting and Elections

Tom Stephen, Sergeant at Arms, Welcome.

Call to Order.

Randall W. motions

Nancy S. seconds

Group votes, unanimous approval of call to order.

Tom calls for motion to approve last meeting's minutes.

Chip motions

Caryl H. seconds

Group votes, unanimous approval of last meeting's minutes as published.

**Michael W, Board President**, welcomes everyone to the meeting and relays story about last place he lived before here, he was surrounded by people but didn't "know" them. He's appreciative of all of the kind people and friends in the Magnolias.

Michael introduces **Committee Reports:**

## **Recreation Committee, Chair persons Caryl and Mary-**

Last quarter had great activities:

Wine tasting, game night, Bunco, Caroling and Gift Exchange, Book Club

Thanks to Abbie Stephen for making up the banners for events/activities.

Upcoming activities:

### **FEB**

- Book Club 2/10
- Chair Yoga Mondays and Thursdays, 4 pm
- Souper Bowl 2/8 (it was well attended and 9 soups competed for prizes!)
- Valentines Bunco 2/14 Cost is \$10 per person  
RSVP to Melissa Lipscomb or Angela Davis
- Smyrna Recycling Lunch & Learn 2/19 1 pm

### **MARCH**

- Game Night 3/7
- Spring Cleaning Auction 3/22

### **APRIL**

- BUNCO 4/4
- Magnolias Eat Out TBD April

### **MAY**

- Cinco de Mayo/Kentucky Derby Weekend of May 2

## **Board Election:**

Nominees – Mike M and Marcy R

Tom asks for any additional nominees. There are none.

Tom motions for Acclimation of Vote:

Michael explains that this means if the room agrees in one vote that they agree that these two should be elected without vote tally, the election is "final".

Tom motions

Glen seconds

Group votes and Acclimation of Vote passes.

**CONGRATULATIONS to Mike and Marcy!**

**Board of Director Reports:**

**Treasurer, Mike M-**

For 2024 our income exceeded the budgeted amount by \$9,067. This was helped by the interest income being more than the budget by \$8,754. This came from transferring some of the reserve funds to CDs last year in March. The two CDs mature at the end of this March. We will be looking at new CDs beginning near the end of February.

Last year our expenses were \$8,054 over budget. The two major areas of being over budget were for exterior maintenance and irrigation. We had more than expected homes with wood rot. Our irrigation overage was due to the drought-like conditions toward the end of summer and into early fall.

Between the money in our reserve funds account and the CDs our total reserve funds are \$383,548. Ellen updated our reserve funds budget through 2037. We anticipate having sufficient funds to cover planned expenditures through then.

We continue to monitor our expenses as we start this new year. If expenses start going up too much in any area, we will be considering finding alternate vendors to help keep our costs down.

**Vice President Report/ Landscape Report, Bobbie T.-**

Gutter cleaning will be on Feb 24 prior to pine straw being installed.

We've had only one (1) landscape modification request in the 4<sup>th</sup> quarter of 2024

Effective January 1, we have a new landscape maintenance company --- Unique Environmental Landscape has been purchased by and has become part of Naturescapes. This partnership with Naturescapes, sharing their dedication to creativity and top-notch service, opens doors to continued excellence for valued clients. With this change, Tony Morton will now be our new account manager going forward, Our meeting with Tony last Wednesday was very productive. He has stated he will be on our property at least once a month to see how maintenance is going.

1. Naturescapes will operate from Unique's facility / location in Mableton so they will still be close by.
2. Our maintenance crew will remain the same with Arnulfo Perez as Lead; Alejandro will be the supervisor of the maintenance crew.
3. The landscape maintenance day will still be on Wednesday.
4. Tony will walk our development with the landscape co-chairs to assess what needs to be addressed (plant replacement, etc.) and look at areas of concern to provide feedback to the co-chairs. He will also look at hard pruning that has been done and if there are areas that are not properly pruned, he will have the crew redo their work.
5. Tony is aware that hard pruning needs to be completed by end of February or first week in March so that new red, long-leaf pine straw can be installed. He will walk the property with the landscape co-chairs and provide a progress report.

6. Prior to the pine straw installation, are there any homeowners who would like to convert from pine straw to mulch or from mulch to pine straw? Please let us know as soon as possible for any changes to be made.
7. We have asked Tony to direct the landscape maintenance crew to blow leaves and debris from behind, under and around all plants in our development and pick them up; workers are to also blow leaves and debris from porches and patios.
8. As one of our service providers, Tony will also provide all the proper paperwork necessary, i.e. COI, etc., for Naturescapes
9. We have a landscape budget amount of \$5,000 for full year 2025. If any homeowner has input or a request, please submit to the Landscape Committee using a Landscape Modification Request. It will be the decision of the Landscape Committee to determine how we prioritize our spend. The Committee will also consider whether homeowner(s) are willing to assist with watering of replaced plants until the plants are established. If you have a request, please submit a Landscape Modification Request detailing your input or request.

### **Sub Treasurer, Ellen, Report:**

#### **Operating Funds:**

We will start walking the property for wood rot and this will be done at same time as we start painting the units. Total numbers this year are 11. Suite 7,13-14,15,35-36,39,49-50,56,61. If you notice any wood rot on your home, please forward a picture to us via the HOA email address so can get it on the schedule. Originally these units would have been the last ones painted for 2 years. The board voted on continuing the painting by lowering the units per year to 6 instead of the 8 to 11. We had added \$ 20K in 2026-2027 to reserve but will be adjusting this amount and will still be fully funded unit 2044.

#### **Reserve Funding:**

We start Roof Maintenance on following homes after the weather warms up. The following homes are scheduled for this year are .1-6,8-12,15-21,25-30,57-63-65-68. Paid from the Reserve account. Total cost is \$ 4,085.00

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

We don't have a start date yet. Waiting for the weather conditions to improve.

Question: Kevin H.

The new painting schedule spreads out the frequency longer, correct?

Answer: Ellen

Yes

### **President's Report – Michael W.**

Michael discussed the Master Association's budget increase, which was settled at 5% after initial requests for a 20% increase.

The projected shortfall of \$17,000 will be covered by the Fuller's Lock, single-family homes with the majority of the master amenities usage.

Michael also addressed an issue with the insurance policy not meeting Fannie Mae and Freddie Mac requirements, which has been adjusted to meet the 5% threshold.

Lastly, he reminded the attendees about the ongoing Cobb County Commissioner elections and the importance of voting.

Question: Betsy M.

If we would like extra pinestraw for our yard, can we do that if we pay? Will they help us determine how much we'll need extra?

Answer: Bobbie T.

Yes, we'll have the company look at your yard and let you know.

Question: Betsy M.

Is the deal on the townhouse on the corner of Hicks dead?

Answer: Michael W.

As a doorknob

Tom S. asks for motion to adjourn meeting.

Glen motions

Jeannie seconds

Group votes, approves unanimously

Meeting adjourned