

# *Covered Bridge at Barnes Mill Condominiums*

## **Quarterly Association Meeting**

### **Minutes from Thursday January 21st, 2021 7:00pm**

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#### **Call to Order**

Randal Whitten

40 Residents present

35 Homes represented

#### **Welcome**

Michael Weinman

Remembrance of those lost in 2020: Joni Jordan, Martha Day, Carl Lindgren and everyone with family and friends impacted over the past year

Welcome New Residents

Marcy Rosenbaum

Mike Clements (Suite 62), Joan Roper (Suite 3), Tom and Tracie Stephen (Suite 8), Cieli and Jack Lund (Suite 13), Dr. Carson and Kaitlyn Hoffmann (Suite 29), Paula Smith (Suite 38) and Melany Decay (Suite 51)

#### **Approval of Agenda**

Randal Whitten

Motion: Bobbie Teague, Second: Doug Baron, Unanimously Approved

#### **Review of Minutes**

Marcy Rosenbaum

Approval of Minutes from July 16, 2020 Quarterly Meeting

Randal Whitten

Motion: Ted Manly, Second: Tom Stephen, Unanimously Approved

#### **Election of Directors 5 minutes**

Angela Davis, Cal White,

Announcement of voting results by the Judiciary Committee

Theresa Montgomery

Votes were collected and counted by the Judiciary Committee

Marcy Rosenbaum 54 votes

Ellen Lord 53 votes

2 blank ballots, 1 ballot "None of the Above"

Marcy & Ellen are re-elected for another 2-year term

#### **Board of Directors Update**

## Treasurer's Report

Ellen Lord

### Income

At the end of the 4th quarter, we had positive cash flow of \$2315.94 based on 1 prepaid dues, 6 homes sold in which we had only budgeted for 3. Bringing the total Initiation fees to \$4,320.00. Units were 41,3,62,8,29,51.

Late Fees have increased due to homeowners not paying on time or forgetting to pay \$755.00 we only budgeted for \$210.00. Increase of \$545.00.

Interest is under budget due to interest rate decreasing (rate ended in June). We have not been able to go to any banks due to Covid-19. Our budget was \$2,314.93 and only received \$1,433.87 interest for the year. Leaving us under budget by (881.06).

Misc. Income/Closing letters. We only budgeted \$150.00 based on 3 homes closing but with the additional 3 and \$250.00 for new lease signed at suite 38 our year-end total was \$560.00. Giving us an additional \$410.00

### Expenses: Big Ticket items

Clubhouse Cleaning under budget \$1,040.00 due to Covid-19

Roof Repairs are over budget due to increase in leaks on newer units by (\$2,345.00)

We have set in place going forward inspections (punch-out) of all roofs. First phase was completed In December with no major issues.

Gutter Repairs- are over budget due to signing a contract with Pro-Gutters to bill us for only the cost of materials. (Very good deal for the community) as well as inspection of homes that were being told.

Total over budget for both line items was \$(1,425.00) budget was only \$250.00.

Flock Security Cameras We did not budget for the net cost for installation which was \$540 for 12ft Poles.

Landscape Other/removal of dead trees/canopies: We were over budget by (2,180.00) for trimming

All canopies and removal of dead trees and storm damage tree. Budget was \$4K

Replacement of grass with vegetation or ground cover. Budget was \$4k we went over budget by (\$844.65) due to more homes needing work and grass needed replacing (\$400.00) after storm damage tree was removed. Installation of rock on curve driveway by Suite 24 \$400.00 (org quote was \$750)

Marcy got them to agree to \$400

Weed & Fertilizer Control We received 3 more applications which at the end we will be over budget (\$2,020.00) Budget was \$3,360.00 based on the difference in Green Towns revised contract.

Wood Rot- We were over budget \$2,950.0. Our budget for the year was \$4K and we spent \$6,950.00. Most of these repairs were for the new units and some were homes being sold.

Irrigation- Budget was \$8K we were over budget based on running 3 days instead of the 2 we had

budgeted for.

Water/Sewer – We are over budget because we have asked homeowners not to water grass since we have irrigation 3 times a week. (\$1,551.46)

Total over budget \$8602.73. Additional income offset that to \$6,286.79. Approx. \$6400 was brought over at the beginning of the year. The cash flow compensated for the overages.

### **Capital Expenditures**

YTD to we have spent \$24,650 which included \$12,600 for the wood fence at rear of community.

\$6,925 for Sewer line repair in front of suite 48

Roof Punch- out \$4,235.00 for the following homes

1,2,3,4,5,6,7,8,9,10,11,12,15,16,17,18,19,20,21,25,26,27,28,29,30,59,60,63,64,65,66,67

Tax return for interest earned on the Reserve account: 340.00

Site work on drain creek bed behind Suites 63-64 \$ 550.00

At the end of the year with the Positive revenue of \$2,315.94 and the over budget of expenses of (8,602.73) we were in the red by (\$6,286.79) At the beginning of the year our cash flow was \$6,489.9,

Revised quote from A & W roofing for replacement.

We currently are projecting \$458,397.00 in our reserve budget for roof replacement through 2034

The quote we received was for \$302,534.25 which include drip edge on all roofs.

Bad decking would be \$40.00 per sheet (2 sheets would be no charge)

Replace all plumbing boots HVAC stacks. Cover landscape with tarps to protect grounds and

Clean up.

Based on current amount we discussed with vendor and increase by 3% per year in which the roofs we scheduled will be replaced. We came up with \$438,444.39 which currently is a savings of \$19,952.61. Vendor recommended that in 5 years we get another quote to see if we are still on target. They also recommended that the punch-out every 5 years would also help with the longevity of the roofs.

The Original Capital Improvement Schedule sent out in November shows the total from 2017-2039

As \$1,407,033.27 and with the revised Roof Quotes the current Total from 2017-2039 will be \$1,387,332.66. Which is \$19,700.61 lower than we expected.

### **Treasurer's Report Questions**

Kevin Hanlon: What is the difference between the Initiation Fees and the income from the Closing Fees?

Response- The \$720 is the initiation fee the buyer pays at closing. The Miscellaneous fees? closing letter is a \$50 charge we charge the seller at closing.

Kevin Hanlon- What was the total expense including both the operating expenditures and the reserve expenditures?

Response: \$270,350.48

Approval of Q4 Treasurer's Report

Randal Whitten

Motion: Chip Nimick, Second Susan Olson, Unanimously Approved

### **Secretary's Report**

Marcy Rosenbaum

Property Masters Landscape Update:

They have been here three weeks now

They have cleaned out the shrubbery beds

They have started winter pruning of the Crepe Myrtles grasses and roses.

They will be working through the neighborhood to complete all winter hard pruning over the next several weeks

No special requests for yards – yards can either be serviced in their entirety or excluded from service

We had our first chemical application of pre-emergent for broadleaf weeds. They will let us know from now on a day before they come to spray.

### **President's Report**

Michael Weinman

Cobb County water & sewer report – water tested in sewer drain by Suite 56 three times at no cost to the community. They test for the presence of Chlorine & Fluoride in the water to see if it is from a leak in the municipal water supply. All three times the water tested negative for Chlorine & Fluoride and is therefore flowing from an underground spring. No further action is needed.

Howard: I saw the guys working on the sewers and talked with them. I had to clean my gutters. Michael answered we will be having the gutters cleaned just before we lay the pine straw.

## **Landscape Project**

There have not been enough funds in the operating budget for us to get ahead of replacing dead/declining plant material that was installed by the builder. Each year we fall further behind; the Board believes that based on our projections for the Reserve account that we can fund a landscape replacement project this year without requiring additional dues or assessments on homeowners. Since this is an unbudgeted expense we are looking to the community for approval before proceeding.

Bobbie Teague: Draw to the community is curb appeal. This has declined over 5-15 years. 225 Indian Hawthorne are dying or have died. Knockout roses are also dying. Piecemeal replacement has not been working through the operating budget. Approximately 10 years to replace in piecemeal manner. Replacement plants selected are suitable for the community and disease resistant.

Heidi Barron: We discussed our dead bushes with the BOD and were told they would be replaced. It got postponed. Our neighbors across from us have 20 dead bushes. We need this project so we can enjoy our community. Resale for us to get value.

Greg Pitman: I understand how everyone feels. I don't know what you are going to do at my house.

Response: We sent out house by house details in December. We can schedule a meeting to go over what is being taken out and replace.

Greg- OK That will be fine.

Chip Nimick: Did the committee look at what kind of budget it would take to do this project through the Operating Budget and impact on our monthly fees?

Response- It will take about 10 years to catch up if we go yearly. As time goes by the plants will continue to decline. It would take ~\$4,000 to \$5,000 per year to correct the current state. The \$4,000 manages to take care of about 4 homes per year. If we annualize this it will take up to 10 years to finish. We are behind the curve now as time goes on it will get steeper and steeper.

Chip Nimick- But there is a number which we could expend annually? Has the committee figured out what it would cost to amortize it over a 10 year period? Have we tried to estimate if we approach this as an operating budget expense?

Response: We will continue to allocate funds in the operating budget will continue to replace additional shrubs that decline/die in the future

Kevin Hanlon: I think Chip was getting to the point of what would it cost to add to the monthly fees to repair the shrubs over a 2-3 year period?

Response- If we committed to spread out the project to \$8,000 a year for the next 3 years there would be an \$7.50 - \$8.00 per month increase. (Ellen: \$8.50)

Kevin Hanlon: I was going to offer a motion to amend the first motion do the project over a two-year period to see how this goes. I won't at this time. What would happen if we split the project over 2 years?

Response- It would cost more. Ellen has been able to get an additional 5% reduction on the project if we do the project in the next month or two.

Jeanne Robinson: I would add it is better to do it now. Inflation will make it more expensive.

Megan Moen: Nick and I have been here for 8 years. We feel we need this. We have had trees and bushes that have either been cut down or died with no replacements. We have only seen things go but none come back. We have not benefited from our Operating Budget.

Verna Gooden: I have a problem with spending \$20,000 on landscaping. Howard and I have replaced our own dead plants. We have been here 10 years. I don't want raised fees. I would rather spend our money on cleaning curbs.

Greg Pittman: I am a little confused. I assumed the money has been budgeted to take care of the Landscape Project.

Response- We do not have enough from the Operating Budget. The money will be taken from the Reserve which will catch up. We do not have enough money from the operating budget. We will use the money from the Reserve. Our calculations and projections show there will be enough money at our present rate of contributions through 3037.

Joan Roper: We all love the beauty of the Magnolias and appreciate what the BOD and Committees are doing. I have asked questions with no answers. I have done a lot of reading of the Ray's Engineering Report. Only \$65,301.60 was put onto the Reserve for 2020. In reviewing the Ray's Engineering Reserve Study it shows that the Association should have been holding \$76,983 starting in 2018. Giving us a net Accumulated funds of \$301,738. Statement was made at the end of 2020 we had only \$181,833.98 instead of the \$301,738 projected. I am concerned about this. I am not opposed to the project. What if the community has an emergency such as a sink hole? We are not putting aside enough money for the Reserve. Bottom line are half of what we should have. The money is in one big pot.

Response: Ellen explained to her once the Study was final that the Finance and Landscape Committee sat down and started looking at the detail of some of the items. In doing that we came up with a lower amount that we felt would work based on all our Research. Since 2018 the Association has been holding 21.90% into the Reserve. We the Association took over the Property from the builder after 10 years and only had 18,496.00 in our Reserve account at the end of 2014. 2015-.2% Jan- Mar was being withheld, April -Dec 5.33% was withheld in 2015; 2016 We withheld 13%; 2017-2020 21.90 % withheld going to the Reserve. The issue for our Community was in the time frame the Builder had control of the Association no work or major repairs were none. With that being said starting in 2017 we had Capital Expenditure of \$46,966.68; 2018 \$59,159.04; 2019 \$30,881.55; 2020 \$24,650.00. This totals \$161,657.27 of repairs needed to maintain our community. So if we would not have had to repair or replace items that had been neglected for 10 year we would have had \$343,492.25 in our Reserve Account. So I hope this will explain why we only have a current balance of \$181,833.98

Joan Roper- This year we have a lot of overages in the Operating Budget. We are in uncertain times. I am done.

Response: The reserve study completed by Ray's Engineering included items that we currently budget in the Operating Budget as well as items that do not apply to the community. The Board and Finance

Committee went through it, obtained new estimates, applied an inflation factor, and developed the reserve projection that was unanimously adopted by the community. We continue to regularly update projections by obtaining quotes from multiple vendors for big ticket items. There are no guarantees to what will happen in the future, but we are comfortable with the current projections and funding.

Karen Lindgren: If we do the homes through the Operating Budget who will determine which home first? I need work in my yard. I would hope that everyone would want the community to look nice. For the benefit of everyone we should not piece meal this.

WH Teague: Then reason for this project is we have had 12 years where we have not been able to keep up with the landscape needs. The only way to do it correctly is to do it all at once using Reserve money. We just do not have enough in the Operating Budget.

Kevin Hanlon: Pike's Nursery said that builders use Indian Hawthorn's because they are inexpensive and when too many are planted together they get and transfer disease. Should we use other varieties so a blight won't spread again.

*Bobbie Teague:* We have been asked to talk to a specialist at Pike's Nursery about the plant material chosen for the Project. We talked with Ken and asked in particular the Drift Roses, Azaleas and Camillias. He said there would be no problem with them. We told him about the Indian Hawthorns. He said they only have a limited lifespan like all plants. Builders love using them because they are so cheap. They are not a good plant.

Greg Pittman: When we take this money out of the Reserve will it cause trouble for selling.

Response: No – we are contributing over 20% of our budget annually to the reserve – most folks look for a contribution rate of at least 10%.

Approval of 2021 Landscape Project

Randal Whitten &  
Judiciary Committee

Motion to proceed to vote: Heidi Barron; Seconded: Rich Franzell

Votes were counted suite by suite; Angela Davis read off any homeowners not present that had submitted their votes beforehand. None of the ballots were handled by the Board prior to the vote.

Votes in favor: 50

Votes against: 5

Motion carried, project will be scheduled for Q1 2021 to be followed by our annual pine straw application.

Demonstration of how Flock system works postponed to next meeting

## **Committee Reports 5 minutes per Committee**

### **Recreation Committee**

Caryl Hanlon & Cindy Monk

Caryl thanked the members for serving on the committee (Cindy, Tracie, Joan, Jeanne, Catherine and Susan Olson) Valentine Zoom Bingo night will be Thursday, February 11th at 7pm. Register with Caryl Hanlon by February 4<sup>th</sup> and then join us for fabulous prizes and fun.

Book Club on the 4<sup>th</sup> Tuesday of the month. Next book club on February 23<sup>rd</sup> and the novel is *Eleanor Oliphant Is Completely Fine* by Gail Honeyman.

Walking at noon on weekdays. Meet at the clubhouse and join the 3-5 mile walk.

### **Care Committee**

Megan Diebold-Mohn

Hi! I would like to give an update and ask for volunteers to join the care committee.

I would also like to provide an update on current ideas of ways we can care for our neighbors even when they aren't sick :) Going forward the care committee will be engaged in the following:

- cookies for new neighbors and those moving away
- birthday post cards for birthdays
- plant/meal for death in family or hospitalization
- providing ideas for the community on COVID safe things around Smyrna (i.e restaurants with take out, grocery delivery options, outdoor distanced events around town)

The committee would meet virtually or distanced with masks every other month to plan ideas and discuss ways our community can care for one another :)

### **Architecture & Building Committee**

Chip Nimick

On December 1, 2020, the Board notified homeowners that during the home inspection for the sale of unit #13, radon levels in the home had been tested at 4.7 pCi/L. This compares to the EPA's recommended action level of 4.0 pCi/L. According to the EPA, a lifetime of exposure to this action level is expected to result in lung cancer for 7 of 1000 non-smokers, which is comparable to the risk of dying in a car crash over a lifetime. For smokers, the risk is 62 of 1000 persons exposed. See <https://www.epa.gov/radon/health-risk-radon>

As a result of this test, the buyers required the seller to have a radon mitigation system installed. This involved installing a 4" PVC pipe through the concrete slab, up through a hallway closet, through the closet ceiling, to an inline fan in the attic, and through a roof penetration. The fan is wired to any electrical junction in the attic. The fan is not audible below the attic. This system vents the radon-contaminated air from below the slab to the outside, rather than having the radon seeping through the slab into the



unit. The system, in particular its fan, will have to be operated forever in order to provide the intended protection.

The cost of the installation was approximately \$2000. For units with a built-out second floor, the cost may be higher due to more complex routing of the 4" pipe.

The installer was Elite Radon Team. The company offers radon testing for \$195, using a continuous radon monitor that records a reading every hour for 48 continuous hours. The contact at Elite Radon Team is Kim mason Office Manager 678-321-7879

#### **Close Meeting**

Randal Whitten

Motion: Greg Pitman, Second Charlotte Manley, Unanimously Approved