

Minutes for Thursday April 21st,2022

7:00 pm-8:20PM

Call to Order- Michael Weinman

32 Homes

42 Residents

Approval of Agenda- Michael Weinman

Motion- Doug Barron, Second by Chip Nimick, Motion carried

Welcome- Marcy Rosenbaum

Welcome new residents David and Dottie Myers and Barbara Brooks
Suite 54.

Welcome Bill and Gina Thomas Suite 34

Thanks to Chip Nimick and Michael Weinman for fixing the pool gate.
Thanks to Joan Roper for donating wine glasses to the Clubhouse.

Thank you to Abby Stephen for being our resident IT person.

Review Minutes

Approval of minutes from January Quarterly Meeting

Motion- Bobbie Teague, Second Karen Lindgren Motion carried

Board Of Directors Update

Treasurer's report- Ellen Lord

Our Finance Committee met on April 5th to go over the big-ticket items. Each member took an item or two to research prices to make sure we are on target with our projected cost and if we are holding enough to cover future projects. We will meet back sometime in July to go over our findings. When we met inflation was at 7.5% and as of today it is at 8.5%.

We had a great 1st Quarter

Income:

1st Quarter- income \$102,451.48 on a plan of \$83,860.00

18,591.48- 22.2% over plan- this is due to too homeowners that have prepaid dues in advance and sale of Unit 34

Expenses:

1st Quarter- Expense \$58,090.47 on a plan of \$63,583.95

\$4,768.50 7.5% under plan

Clubhouse Cleaning in the red \$125.00 just timing of cleanings should be on par in 2nd quarter.

Garbage pick-up- Due to the increase in fuel Custom Disposal per the contract will be charging us for diesel fuel over \$3.00.

Roof Repairs- currently we are over budget for leak repairs /ridge edge (5 homes) but YTD we have \$2K budgeted.

Gutter Repairs- currently we are over budget but YTD we have \$1K budgeted. (Marcy will report)

Large Ticket Items:

Pine Straw- Was completed in January \$14,140.50 Over budget \$140.50 (Marcy will confirm total bales)

Wood Rot- Michael, Marcy and I walked the community for 2 days identifying wood rot on the homes. We took pictures and Marcy compiled a detailed list of the work that need to be completed. We reached out to Regi Painting and scheduled time to walk with him to get estimate for the work.

Wood Rot- We had budgeted \$5000 in February's budget. We transferred an additional \$1,350 from August budget to cover the overage. Total homes repaired were 26 but several homes had more than one repair.

Capital Expenditures:

We have 4 items budgeted for calendar year.

Asphalt repairs at various locations of the community \$ 4,800.59 (which has not been scheduled yet due to weather.

Storm Drain repairs and asphalt by suite 52 \$4,367- Storm drain was completed but asphalt not yet scheduled due to weather.

Dishwasher for Clubhouse \$434.00 – Was finally delivered and installed on April 12th

Federal Tax return \$400- Due to our interest rate on Reserve account we did not owe Fed's anything for 2021.

In conclusion the \$91,987.59 that we have reflected for 2022 Capital budget is a combination of accumulative amounts that have been brought forward from previous years not used and current cost based on the Reserve study. So out of the \$91,987.59 we will only have \$8,601.59 of capital expenditures to be paid out .

Painting of Homes – Scheduled in July

The homes that are scheduled for this year for painting our as followed

Suites 33-34,46-47,51-52,58,37,55. (These homes will all be pressure wash before painting)

Foot Note: Merry Pressure washing will be out from May 16-20th

\$175.00 to wash, house, curbs, sidewalks, porches, and driveway

\$80.00 to wash just the curbs, sidewalks, porches, and driveway.

If anyone is interested, we need at least 35 homes in order to receive this pricing. Currently we

To date we have 13 homes.

Motion to approve Treasurer's Report- Motion Chip Nimick, Second Kerwin Day. Motion carried

Secretary Report- Marcy Rosenbaum

1. Welcome New residents Bill and Gina Thomas Suite 34
David and Dottie Myers and Barbara Brooks. Thanks to Chip Nimick and Michael Weinman for fixing the pool gate. Joan Roper for donating wine glasses to the Clubhouse Abby Stephen for doing our graphic arts work... example the Kentucky Derby flyer and invitation.
2. Property Masters
 - A. We have had two pre-emergent and fertilization lawn applications this quarter.
 - B. The Azaleas have had their first spraying for Lace bugs. This is a complimentary service from Property Masters
 - C. The neighborhood is in great shape and our spring blooming shrubs are looking great.
3. Trees- February 13th Travis Tree Service trimmed back 26 trees in the community. The total paid was \$2,650. There were 5 trees that were cut down and or trimmed on the back service drive which cost \$1,000. The Master paid for those as they were on Master land.
4. Pro Gutters- We had 7 homes this quarter that had gutter work done. Suite 56 had to have all of the gutters reattached to the home. The cost \$350. Suites 23,39,40, 55,58 and 70 all had gutter work done that was covered under our Maintenance plan. These suites were fixed at no additional cost.
5. Irrigation- We are hoping to have Affordable out tomorrow April 22 to turn on and check the irrigation system. When we get the times for each suite, we will send it out!

Presidents Report

Michael Weinman

Flock cameras – we are approaching the time when we will have to decide on whether or not we will be renewing our 2-year contract on the Flock camera system and want to get a poll of homeowners on whether or not you'd like to see us renew the contract

Flock Poll of Residents Present- 12 yes, 13 No, 2 Not sure

Questions on Flock

Bobbie Teague- Are you going to check with homeowners who are not in attendance tonight to get their opinion?

Michael- Yes, probably.

Melvina Jefferson- When does the contract end? Is there another company we can go to?

Michael-The contract ends in June or July. We don't know if there will be an increase in fees.

There were other companies. Flock was the only company with a subscription method. No wiring. The most effective in collecting information using their cameras. We didn't have to invest in equipment. They also have the indorsement of Cobb County Police. We can look into other companies.

Dina Dow- Am I correct that Flock does not monitor the cameras?

Michael- Yes that is correct. They capture still shots. We have authorized the Cobb County Police to access and monitor if they need to.

Dina Dow- What are we paying for?

Michael- The camera captures license plates with time of day. It stores it for 30 days .It can tell us when a car was here and if it has been here before. It assists Cobb County Police.

Dina Dow- Does it capture walkers and bike riders?

Michael- It can possibly capture that.

Dina Dow- Do you only check it when a homeowner has a request?

Michael- Yes

Bobbie Teague- In the past 16 years we have had 1 break in at # 48 way back when. Then there were the porch pirates isn't that all?

Michael Yes. There was a break in in Suite 8 plus a couple of landscape companies had theft while on our property. People leave their cars out on the streets in the townhouses. They leave guns in them. They have had several break ins and we don't want that to trickle down here.

Heidi Barron- I feel that this is more like an insurance policy. You don't cancel those if you don't have claims.

Angela Davis – I agree with Heidi completely.

Yard Art – we have heard feedback from both our Landscape and Rules and Regulations committee members since we updated the specification for Yard Art earlier this year up to 48" high x 36" wide/round and we are reducing allowed Yard Art back to 36" high x 24" wide/round

Questions about Yard Art

Doug Barron- Are we talking about benches that are in the common areas and on peoples porches as yard art?

Michael- I will get feedback from the Landscape and Rules and Regulations committees to weigh in on this. In my world it is utilitarian.

Judi McGhee -Does that mean my reindeer are not going to be put out because of their size?

Michael- During the stated dates for Thanksgiving and Christmas holidays they are fine to be out.

Update on proposed Incorporation of the City of Mableton

- Met with Tre from South Cobb Alliance
 - They've tried several times in recent history to get Mableton as a city
 - Feels the area is under served by Cobb County – mainly for zoning and code enforcement especially along Veterans Memorial Hwy
 - Feasibility study estimates that revenues would exceed expenses by \$3M (2018)
- Meeting with Lisa Cupid
 - County does not create cities but works with them to ensure services are provided
 - City proposal would include Zoning, Code Enforcement, Sanitation, Parks
 - Net there would not be a windfall of revenue – if the services remain the same they have to be paid for
 - The money to pay for a city government has to come from somewhere
 - Residential housing is service-intensive and revenue-poor due to homestead and senior exemptions
 - Need sufficient Commercial property within tax base to make city feasible
 - EW Connector and Six Flags are the primary revenue generators in south Cobb, hence why proposed city is so large
 - This is the third recent city proposal for Mableton, so even if this one winds up being voted down the efforts will likely continue
 - Feedback from communities during meeting with Chairwoman Cupid
 - Median property value in Barnes Mill is \$520K; Smyrna is \$420K; Mableton \$300K
 - Being part of Mableton may impact property values
 - Currently we are included in property searches for Smyrna – the change could impact this

- Only permanent solution to avoid being included in future Mableton would be to get annexed into the City of Smyrna
- This would require 61% vote from areas to be annexed, would have to include half dozen neighborhoods between us and the existing border of Smyrna proper

Questions about Mableton Cityhood

1. Chip Nimick- Have you heard any explanation as to why Barnes Mill was attractive to be gobbled up into Mableton.

Michael- If they wanted to take a zip code they had to take the entire zip code. They need the commercial tax revenue generated from the businesses along the Connector

2. Angela Davis- Has there been any thought of re zip coding us? I know where lived before my zip code changed 3 times.

Michael- I was told that our zip code would not change when I talked to Trey who is part of organizing the Mableton push. Lisa Cupid when she was here wouldn't say if there would be a zip code change just that we would be part of Mableton. We aren't sure.

3. Susan Shaer- When are the deadlines for this?

Michael- It will be on the November ballot.

4. Kerwin Day- The bill was signed by Governor Kemp.

5. Angela Davis- Do we get to vote on this?

Michael- Yes in November

6. Susan Shaer- Where on the ballot will this be?

Michael- Haven't seen the Ballot yet.

7. Susan what areas are part of this?

Michael- All South Cobb and unincorporated Smyrna is on the table to become Mableton.

8. Susan Shaer- What kind of work do we have to do?

Michael- We will have to get all neighboring neighborhoods to want to be annexed into Smyrna and apply for the annexation.

9. WH Teague- Where is the closest area of Smyrna to us.

Kerwin Day- Concord to the East West Connector. There is a gap from Concord to us that is unincorporated.

10.- Bobbie Teague- Does it go to Powder Springs?

Michael- No

11. Marcy- Ronnie the President of Fuller's Loch told me that we are waiting to get the correct map from Smyrna of the unincorporated areas and then our community consisting of the single family homes, townhomes and our ranch condo's will need to split up the areas and then try to get these communities to apply for annexation. It will take petitions of 60% of each community in favor of Annexation. Then that will be presented to the City of Smyrna for consideration. The paperwork needs to be completed by July 22nd I was told by Ronnie.

12. Michael- anyone who is interested in helping please email the HOA address. We encourage the help.

13.- Joan Roper- I was told many of the townhomes have renters. Will renters get to vote? Can we determine what % of their community are renters?

Michael- Last year the townhomes amended rentals from 25% to 10% of renters. Renters for them is decreasing.

Voting is based on residency. Renters could vote.

Owners couldn't vote if they didn't live in the zip code.

14. Doug Barron- Wouldn't property owneres want to be annexed?

Michael annexation depends on who lives there.

First of all, we would like to thank the Landscape Committee members for their input and help as we embark on the journey to improve the curb appeal of our community one step at a time. Members of the landscape committee are:

Cathy Whitten

Randal Whitten

Heidi Barron

Karen Lindgren

W. H. Teague – co-chair

The Landscape Committee met a couple of weeks ago to discuss seasonal flowers at the club house. It was decided, although seasonal flowers are pretty, they are only pretty for a short period of time. They are loved by the rabbits on the property. So, instead of seasonal flowers, the committee decided dwarf Encore Azaleas in a bold color would look very nice. We purchased Encore Foxfire which is a bold red with dark green leaves. They will bloom three times each year – spring, summer and fall. But blooms for this spring have come and gone for the six we purchased. Look for new blooms in the summer.

Our budget was \$250 and our spending was:

\$100.00	Labor to plant them (Mario Guzman)
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91.05	6 Encore azaleas
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<u>10.07</u>	2 bales of long leaf red pine straw
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\$201.12 TOTAL

The Landscape Committee has a project in the works that you'll hear about later. Do not be alarmed if you see our team walking between or in the front or back of your homes. Stay tuned for more information.

Recreation Committee-

Cindy Monk/ Caryl Hanlon

Thanks to the Recreation Committee:

Charlotte Manley, Traci Stephen, Joan Roper, Melanie Decay, Jeannie Robinson and Susan Olson, for planning the following special events. A special thanks to Catherine Warren for her time on the committee. She will be missed.

Please mark your calendars and let's hope we get the community excited and have some fun!

May 7th Kentucky Derby Watch Party from 6-7:30 - Food, Mint Juleps and games will abound. Hat/fascinator contest, bow tie contest and betting games.

May 19th Line Dancing with Charlotte Manley – 6:00 in the clubhouse. Come down and strut your stuff or learn how.

May 25th Learn to Knit or Crochet with Mercedes Nunez - Beginners or working on a project bring them down at 1:00.

May 27th Pool Opening – Memorial Day Weekend

June 6th Water aerobics begins – every Monday at 6:00

Continuing activities:

Walk Walk on Tuesdays and Thursdays at 4

Book Club - 4th Tuesday of the month

Singles Dinners – 2nd Thursday of the month

TO BE RESCHEDULED TO A LATER DATE:

April 27th Lunch and Learn with Traci Stevens - Make & Take Poo-Pourri at noon in the Clubhouse... you heard it right! More info to follow – cost will be \$5. RSVP required. Traci will send out an email for those wishing to participate to respond as well as sending the community a flyer with specific details.

Submitted by: Caryl Hanlon and Cindy Monk, Co-Chairs

ABC Committee Report-

Chip Nimick

There 2 modification requests. One for wrought iron rails and one for storm doors both front and back. In the course of considering storm doors, we determined that front storm doors need to be full panel clear view. The back storm doors can have the panel that has the hiding screen at the top allowing for ventilation.

Care Committee

Megan Mohn

Thanks to the Jeanne Robinson, Marylynn Berlin, Melany Decay, Versey Mclendon, and Judi McGhee and myself.

We had 6 neighbors supported by the Care Committee with either food, flowers a plant or some other form of support. Please reach out to us or the BOD if you know of anyone in our community who needs some support. We always welcome new members so if you would like to join Care please let me know.

Motion to Adjourn the meeting-

Motion- Megan Mohn

2nd- Doug Barron