

**January 18, 2024 Magnolias of Barnes Mill
Board of Directors Elections Meeting
MBM Clubhouse**

32 people in attendance, 2 people by ZOOM

Total 37 homes represented in person or by Proxy – Quorum established

Tom Stephen opens meeting with welcome, voting instructions, and call to order.

Lydia Dumas seconds call to order.

Tom Stephen calls for approval of meeting agenda

Marcy Rosenbaum seconds

Call for vote – vote passed

Michael Weinman, President, welcomes everyone to meeting and thanks for coming.

Explanation of 5-person board and how it has lightened load of BOD.

Thanks to all committee heads for continued hard work. Encouragement for neighbors to join committees.

Michael explains that the townhouses have to pay \$2,750 per month to a management company. By us having residents run things, we save a lot of money.

Dan Gallivan question – Do townhouses pay anything else besides dues?

Answer from Michael – not that I am aware of

Heidi Barron calls for approval of minutes of last meeting.

Marcy Rosenbaum calls for approval.

Dan Gallivan seconds

October, 2023 meeting minutes are unanimously approved

Recreation Committee Report – Caryl Hanlon and Mary Rogers

Reminder to check activities calendar at mail kiosk

Caryl and Mary then listed all weekly activities and called out Chili Cook-Off 1/28 at 6:00 at Clubhouse. Fixings and water will be provided.

2/16 Lunch & Learn – How to get the most out of your phone- Security, safety, etc. To be hosted by Chip Nimick, Nancy Shucktis and Tom Stephen

Reminder of Book Club – Monday, 1/22/2024

Tom Stephen - Introduction of Board of Directors Voting

Caryl Hanlon makes motion that ballot with all four names is accepted by community by acclimation.

Kerwin Day seconds motion.

Neighborhood votes – all AYES except Dan Gallivan NAY

As this decision must be unanimous, voting proceeds.

First ten units' residents invited back to exercise room to vote.

Dan Gallivan claims he "changed his mind".

Heidi Barron tells community that we have already started voting process, and to maintain order, we will continue.

BOD Voting Results – 37 homes represented in person and by proxy

Candidates	Votes
Heidi Barron	33
Ellen Lord	34
Bobbie Teague	34
Michael Weinman	33

Write-in Candidates

Howard Gooden	1
Bernie Campbell	3

Heidi Barron, Ellen Lord, Bobbie Teague, and Michael Weinman voted in as Directors of MBM Board. Board will determine who will serve 1 year (between Heidi and Michael)

Board of Director Reports

Treasurer, Mike Montemayor –

We ended 2024 on a positive note.

Our total cash assets were \$332,588 broken down as:

1. Operating account \$20,750
2. Reserve funds account \$184,756
3. CD account \$127,081
4. We finished the year at \$4319 under the expenses budget. This was due primarily to:
5. garbage collection was \$1900 under budget partially due to not having to pay the extra amount allocated by Custom Disposal for excessive gasoline costs (in anticipation of higher fuel costs)
6. landscape maintenance was \$1100 under budget
7. replacement of grass, vegetation, and ground cover was \$3800 under budget (explained in detail in a minute)
8. contingency funds were not used, \$2500
9. legal fees were \$1000 under budget, due to not having any need this year for legal expenses, except for the retainer fees

This is an under budget of almost \$10,000.

This adds up to more than the actual \$4300 under budget because we had other items that were **over** budget, such as:

1. wood rot was \$3,000 over budget; part of this can be explained because some of the homes are now over 15 years old and will need more outside work as the homes age
2. irrigation was \$1600 over budget, partly because we had some pipes that were leaking
3. sprinkler repairs were \$4000 over budget, due to leakage, mostly caused by age of the piping and the cold winter last year that affected the pipes.

Our income exceeded the planned amount by \$4,522 due to more than expected initiation fees and the increased income due to transferring some of the reserve funds into a higher interest CD account.

The replacement of grass, vegetation, and ground cover was under budget because not all the plants damaged in last winter's freezes were replaced. In consultation with our landscape company, some of the damaged plants were not replaced to determine if they would recover naturally.

The carryover plus the budgeted 2024 amount will hopefully cover what our expenses may be this year, especially if we have more damage this winter due to the extremely cold weather we are experiencing.

Our current CD expires in March. We will be having a finance committee meeting in two or three weeks to discuss where we would plan to reinvest this. Also, we will be discussing the possibility of investing some more of our reserve funds into better earning accounts, whether one or two short-term CDs or higher interest savings accounts.

We will be very responsible in moving any reserve funds, taking into account the reason we have a healthy reserve account, good planning and careful stewardship.

Ellen Lord, Sub-Treasurer Report –

2023

Gutter Repairs – 8 homes in 2023 Totally \$ 645.00. We were over budget \$ (160.00)

Roof Repairs – 10 homes in 2023 totally \$2,150.00 We were under budget \$850.00.

2024

We have two Capital expenditures schedule for the Spring of this year.

Brite-Line Asphalt will be Seal Coating our road. This will include marking the parking spaces lines and the Handicap parking spaces. We were able to confirm the contract with last year's Quote. \$17,954.75.

DC Pool is working on Quotes for new pool cover. Heidi has taken the lead on this project.

Currently we have \$9,575.96 on the books for 2024. Heidi was able to negotiate a price

Of \$5,420.00 which saved the community \$ 4,155.96.

Kevin Hanlon suggests doing a 1, 3, and 5 year study of RESERVE account to include projected expenditures.

Ellen Lord (sub-treasurer) explained that the finance committee already does this, and the numbers are on the neighborhood website.

Howard Gooden announced that the bench in front of his house blows over during windy storms. Board will move bench to another area in the community.

He also mentioned that there is erosion between suites 57 and 58; water behind back driveway running over both driveways.

Michael Weinman, President Report-

- Master Association Update
 - 2024 Budget totals \$144,704 a 5.6% increase from 2023
 - Master dues increase 4%
 - Magnolias: \$18916 in 2023 to \$19672 in 2024
 - \$270 per year to \$281 per year
 - \$22.52/mo to \$23.42/mo
 - Master Clubhouse rental increased to \$325, and Fullers Loch increasing initiation fee to \$1000 which helped to offset the increase
 - Inlet tower repair
 - Work wound up costing \$17.5K
 - \$1K discount for completing in December
 - 5 year warranty on work completed
- Flock
 - Will be up for a vote at our April meeting
 - Want to share my thoughts on this
 - In 2018/2019, the Board was inundated with demands from the community to do something about the rash of property crimes in the neighborhood
 - 8 incidents in less than 2 years including 6 porch thefts and 2 instances of our landscapers having their equipment stolen
 - Gating the community would be prohibitively expensive; I came from a gated community and my car was broken into 3 times
 - Installing our own CCTV would have cost over \$10k and required significant infrastructure to be mounted at the entrances of the community
 - Flock wound up being the most cost-effective option for us to enhance community security
 - \$4K per year; \$57.14 per unit per year; \$4.76 per unit per month
 - Included installation of all equipment which they maintain annually. Solar- and cell-based means no additional infrastructure needed
 - Since installation we've only had one property crime in the neighborhood
 - We are part of the Flock network and have opted-in for law enforcement to have access to our system
 - Any license plates on a CPD watchlist will automatically alert CPD if it is detected in our neighborhood
 - Several high profile cases have been quickly solved thanks to this network
 - Statistics
 - 3,327 plate reads in last 30 days; 779 unique plate reads
 - Cobb PD searched our network 6,119 times in the past 30 days

Dan Gallivan question – What does that tower do in detention pond?

Doug Barron explains – it rises up, “floating” as water rises in detention pond, allowing water to drain underneath.

Bobbie Teague Vice President Report:

Hard pruning started last week and this week. Meeting with Unique's Operations Manager week of 1/22 to discuss pruning. Pruning will be completed prior to March 4, when pinestraw installation will occur.

Martin (Martine's son) will be installing red long leaf pinestraw in early March. Name of company is Hidden Leaf.

New plants – we are getting quotes from Unique and Hidden Leaf for this. Late April, after irrigation starts in mid-April.

Caryl Hanlon question – Could you please send out a list to the community about what plants are planned for each unit so we know what to expect?

Answer – yes, a list will be sent out after we walk the community

Tom Stephen makes motion to end meeting.

Marcy Rosenbaum seconds motion.

Vote taken – passed unanimously

Meeting adjourned. 8:30 pm 1/18/24

Signed,

Heidi Barron

Secretary, BOD Magnolias Barnes Mill