

Minutes January COA Quarterly Meeting

7:00pm-8:10 pm

Attendance

Homes- 37

Residents-47

Call To Order

Randal Whitten

Non-Denominational Prayer

Randal Whitten

Approval of Agenda

Motion-Ted Manley

2nd- Dan Gallivan

Welcome

Michael Weinman

Welcome New Residents

Marcy Rosenbaum

A very sincere welcome to Bernie and Pam Campbell in Suite 39.

Approval of Minutes

Marcy Rosenbaum

Motion- Kerwin Day

2nd- Caryl Hanlon

Personal comments from Ellen

Before we get started on the voting, I would like to take this opportunity to thank the homeowners for giving me the opportunity to work as your Treasurer for the past eight years. It has been a wonderful experience for me. I've learned a lot, but it has had its ups and downs. With 70 different homeowners and personalities it has its challenges.

In the past eight years, I've had the opportunity to work with three Presidents and 4 secretaries. Each time I have developed a close relationship with all. Bobbie Teague was the first secretary that I worked with. She devoted 6 years to the community and did an excellent job and I love working with her. Kathy Malone was the second and didn't stay on board very

long. Lydia Dumas and I worked well together in a short period of time. She was a good sounding board with wonderful ideas and perspective on how to do things. Mary Rosenbaum and I have worked together for the past 4 years, we developed a very close relationship, and she has always put the community first and is my right-hand person. First President was Dan Gallivan that resigned from the board not long after I started. Our second President is a dear friend of mind Brad Richardson as some of you know he moved.

Michael Weinman, our current President I can only say I have never seen a President work as hard as he does. He handles all the legal matters, Insurance and is on the Board for the Master and resolve any issues that come up and I could go on and on. All these people I have mention we had to work as a team for us to do our job for the community. We may not always see eye to eye, but in the end, we worked it out.

When speaking of the current board our goal was always to be transparent to the community and any large ticket items we're always discussed with the homeowners at meetings before anything was final. Your voice matter to us.

Introduction of candidates running for a BOD position

Dan Gallivan – Dan gave a recap of his Bio that was sent to the community.

I have my BA from National Louis College in Evanston, I'll. I did my graduate studies at DePaul University in Chicago, I'll.

I spent 43 years in newspaper marketing, Distribution, Analysis, Transportation, I managed and planned for current, future budgets and Capital planning and replacement. I had revenue, expense and profit planning objectives. My highest position reached was the Vice President for The Oakland Press newspaper and full market coverage.

Additionally I served four years for the Mid-Mark Water Commission as President. During my tenure my team and I managed revenue from water sales to manage the water input and sale to two communities in Chicago south suburbs. We paid off over 7million dollars in bonds without a price increase to our customers.

I have lived in this community since 2008. I have been married for 52years.

I am willing to serve for the two year term.

My objectives, Analysis of revenue, expenses and capital planning purchases. Second, prepare residents to apply for board positions in the future.

Mike Montemayor- Gave a recap of his Bio.

My name is Michael Montemayor, more commonly called Mike. My wife, Betsy, and I live in #26.

We have been married 52 years, with three children and families, to include four grandchildren.

I was born in

England, but lived there only a year. Then, I was in Texas for eleven years, Germany for seven,

Arizona for two, and Georgia for the rest, except for a stint in Illinois in the middle of that for three years. I graduated from The University of Arizona with a B.S. in management and from DePaul in Chicago with an MBA. I was in the IT field for 30+ years. During my manager years I was involved in budgets and finances. For three years of the IT career I was in charge of the accounts payable development team for a software company. When our two boys were in their baseball years, Betsy and I managed the Concession Stand at Buckhead Baseball. We turned it around from an operation that was losing large amounts of money to an organization that showed a \$28,000 profit the first year that we were involved. I am now retired as is Betsy. I enjoy reading, being with our grandchildren, and especially living in our new neighborhood. It would be a privilege and honor to be on the board for consideration as Treasurer of the Magnolias HOA.

Joan Roper- Joan read two emails from former homeowners in her previous community. She lived there starting in 1997. She was the Secretary and President while she was there. Her neighbors said that she was excellent as a board president and secretary. That she was a good kind neighbor who was organized. She is able to lead and knowledgeable with financials. They highly recommended her to us for a board position. She said that she stands for I represent my neighbors, my constituents. You are the association. The BOD works for you but they are empowered to represent your interests, your opinions, your concerns. I have no doubt in my mind that these three folks that have served so long have given it their best shot. I believe in honesty, integrity and transparency.

Treasurer's Report

Ellen Lord

Income:

4th Quarter- income \$338,099.32 on a plan of \$334,460.00

\$3,639.32 over plan- only budgeted for 3 total homes sold 6

Expenses:

4th Quarter- Expense \$268,586.62 on a plan of 268,926.63

\$ 340.01 under plan

I don't really have a lot to discuss the 2022 financial speak for themselves.

At yearend with all the overages we had on some big-ticket items we ended up

In the black \$340.01.

DC Pool- Repair the crack in the pool are this month. The cost to Community and Reserve account was \$2,000.

Our biggest issue this year was the water sewer bill which we had a Leak detection company come up

On January 5th and discovered the water issue was caused by a fire hydrant located in front of Suite 11.

The water was turned off to that hydrant and we had Georgia Hydrant Services go out in hopes that the

Valve on the hydrant could be replaced. The tried for at least 30 minutes at found that the valve was

Rusted and unable to remove. The completed Hydrant will have to be replaced. The quoted us a price

Of \$7,000 but after speaking with them we were able to get it lowered to \$5,500.

GPRS- charged us \$1,950.00 to locate the leak

Georgia Hydrant Services will be \$5,500.

So total cost for 2023 coming from the Reserve account will be a total of \$9,450.00

Approval of Treasurer's report-

Motion- Dan Gallivan

2nd- Mary Rogers

Questions

Mary Rogers- When you found the leak was from the fire hydrant did you know if we could get a refund for the water?

Ellen- I have filed a claim and sent in all of the bills from previous years. I made a spread sheet of previous years also. Hopefully we will get back the sewer portion. We have gotten money back before.

Secretary's Report-

Marcy Rosenbaum

1. Landscape- On Friday the 13th Michael, Bobbie, WH and I met with Todd the owner from Unique. We walked the community to check out the damaged plant material that happened from the deep freeze we had. It is Todd's opinion that that majority of the shrubbery will come back. It will take time. They are not going to do heavy winter pruning until maybe March. Todd is monitoring the weather and that will determine his decision on pruning. In the meantime, grasses, hydrangeas that can be pruned now and roses are being pruned.

We have ordered pine straw through Unique. They measured our community both the homes and common areas and came up with 25000 bales for a heavy coverage. That is what we knew we needed. The cost will be \$16,875. That is over budget by \$1,875. This also includes trenching the shrubbery beds before applying the pine straw which is something we have not had done before and is needed to re-establish the contour of the beds. Both the Teague's and the BOD agreed that this needs to be done.

2. Pro Gutter- We as you all know had our gutters cleaned on December 30th. Suite 61 needs ot have their front downspout corrected and that happened today. We do not know the charge for this as of now. It will be reported next quarter.

Thank You's

Michael

Ellen

Committees- Recreation, Care, Landscape and ABC

Thank Community

I want to thank Michael and Ellen for always being there to support me. You both always had my back and I knew I was safe. Working with you both has been a wonderful experience and I love you both. You have become dear friends and I will always cherish that.(recap)

Thanks so much to the community for giving me the opportunity to serve on the BOD for the last 4 years. I have learned so much. It was on my bucket list, so I thank you for that. I love my community and think we live in a most special place.

I hope that you know that every BOD works hard to represent the interests of all 70 homes. It is a daunting task to always do that. Sometimes you must do something for one but always keeping in mind the other 69.

We are human and make mistakes. I hope you will show grace with the next BOD.

Just think when we make a mistake is free. You are not paying a management company who also make mistakes.

Again, Thank you for this privilege.

Presidents Report-

Michael Weinman

Master Association Update

The 2023 Master Association budget is \$130,000 which is no increase over 2022. We were able to achieve this in partnership with the other Boards; the 2022 Master Budget was for \$120K + a \$10K Contingency, and this was able to cover 2023 Operating Expenses plus half of projected Capital Improvements with our neighbors in Fullers Loch agreeing to cover the other 50% of projected Capital Expenses.

Mableton Deannexation Update

The meeting with Rep Wilkerson was very well attended. Potential remedies must be pursued through the state legislature with potential outcomes ranging from no action, to limited deannexation, to re-doing to election or eliminating the city altogether. The latter options are unlikely to occur. Please be on the lookout for further communications from the Preserve South Cobb Alliance and continue reaching out to our state legislators to ask that they support deannexation.

Questions

Caryl Hanlon- Any news on the corner lot?

Michael- The developer has walked away. Nothing going on there now.

Heidi-Are we getting the same amount of pine straw as last year?

Michael-We had 2300 last year and needed more. We are getting 2500 this year to make sure we have enough.

Deannexation-

Howard Gooden- I notice all around here land is for sale and it is commercial property.

Michael- In order to change that it needs to be rezoned.

Howard Gooden- The East West Connector is a mess.What can we do about it.

Michael- Call or email Monique Sheffield the county commissioner who represents us.

Monique.Sheffield@cobbcounty.org

770-528-3312

Kevin Hanlon- At the meeting last night there was mention of a silent stake holder who is anonymous . Do you know who it is? I know the said to go to the county ethics site.

Ted Manley- Was the water that was leaking from the fire hydrant the issue with Howard and Vern's house?

Ellen- No- it had nothing to do with that. That water went into the ground. Suite 55 has had many companies out to figure what the issue is. The county tested the water and it had no chlorine or anything in it. It is a natural spring that under there.

Results of the 2023 BOD elections

Mike Montemayor- 49

Dan Gallivan- 26

Joan Roper- 28

Recreation Committee

Caryl Hanlon/

Thanks to Cindy Monk for co-chairing. Welcome Mary Rogers as the new Co-chair .

Upcoming Activities

January 27th - Game Night – chaired by Caryl – 6:30. Flyer will be sent out before January 19th. Games like dominoes, cards (Hand & Foot), Play 9, etc. Residents will bring their own drinks & snacks.

January 31st – Tech Tuesday – hosted by Abby Stephen. 1st topic will be “Streaming”. 12:30 – bring your lunch.

February 14th – Zoom Bingo – chaired by Joan, assisted by Jeannie. 7:00pm. Residents will need to sign up by 2-10.

February 19th Mardi Gras Gathering from 5-8. Chaired by Mary & Tracie.

Ongoing Activities

Singles – 2nd Thursday

Book Club – 4th Tuesday

Walk Walk – Tuesday & Thursday at 4

Yoga – Monday & possibly Wednesday at 5

Knitting, Crafts & Conversation – Wednesdays at 1

ROMEOs- Dan will start it again

Motion To Adjourn

Motion- WH Teague

Second- Heidi Barron