

**October 17, 2024 Magnolias of Barnes Mill
Quarterly Community Meeting
MBM Clubhouse**

20 people in attendance, in person and online

22 homes submitted absentee ballots

Quorum established

In absence of our sergeant at arms, Tom Stephen, Michael Weinman opens meeting with welcome and call to order.

Michael calls for approval of meeting agenda

Randall Whitten seconds

Call for vote – vote passed unanimously

Michael then calls for approval of meeting minutes

Angela Davis moves

Marcy Rosenbaum seconds

Minutes approved unanimously

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

COMMITTEE REPORTS:

Recreation Committee Report – Caryl Hanlon & Mary Rogers

Please take home any pool floats, toys, noodles, etc. from the pool area and club house. Anything left in the large brown bin will be discarded this winter, as last winter, mice ate the contents of the bin.

GAME NIGHT & WINE TASTING were both great successes and a lot of fun.

UPCOMING EVENTS/ACTIVITIES:

10/26 FALL FESTIVAL – BBQ and sides at the club house. RSVP deadline was 10/18

11/11-15 MUST MINISTRIES COLLECTION – Blankets, towels, clothes, coats, jackets, non-perishables, etc. Collection bins will be in front of the clubhouse during these dates.

11/16 BUNCO – Fun game, \$1 entry fee. Simple, easy game and a great excuse to get out of the house

12/4 CHRISTMAS TREE TRIMMING – 1:00 at the Clubhouse

12/15 CHRISTMAS CAROLLING AND WHITE ELEPHANT GIFT EXCHANGE – 5:00 at the club house. There will be yummy cookies, eggnog, and mulled cider

Every Monday CHAIR YOGA – 4:00 at the club house

Every Wednesday CRAFTS & CONVERSATION - 1:00 at the club house

Date TBD MAGNOLIAS DINING OUT – More info to come soon

BUDGET REPORT: MIKE MONTEMAYOR

Presentation of 2025 Budget

We are pleased to present the proposed 2025 Budget to you. The budget calls for **no** increase in fees for both the operating and the reserve budgets. This was due to diligent work by the Finance Committee and Board members.

We examined every line item. Some amounts stayed the same because of agreements with the vendors in previous years to carry over last year's charges at the same rate into this year. Some amounts stayed the same due to calls and letters to vendors to accept our asking to keep the rates the same. A few rates went up, but we were able to negotiate with vendors to keep the new, slightly increasing rates into 2026 or even 2027 in one case.

We did increase the rates on a few items because of anticipated or known increases. We were able to offset the net increases by adjustments to the amounts for this year based on experience and working with vendors.

And so, we present this budget for any discussion and for voting to accept for 2025.

Votes collected and tallied by Angela Davis and Cindy Southall of the Judiciary Committee

Vote on 2025 BUDGET Taken: 40 YES

02 NO

2025 Budget passes

TREASURER REPORT: MIKE MONTEMAYOR

- YTD through September income is \$305,483 on a plan of \$290,131; \$15,000 over budget due to \$9000 worth of dues being prepaid, interest income being higher than expected, and closing on an additional home than budgeted
- Year-to-date expenses are overall slightly under budget. It appears that we will finish the year within the budget. Any excess will be applied to next year's expenses as the 2025 budget contains some items that are estimates of expenses and that may end up being somewhat higher.
- YTD through September operating expenses are **\$256,846** on a plan of **\$257,207**
 - Under Plan:
 - Landscaping maintenance is just under \$3000 budgeted (due to unused funds for tree trimming and removal and replacement of grass)
 - roof repairs are under budget by \$1300
 - Contingency funds of \$2550 have not been used

- Over Plan:
 - Irrigation Water \$1000 over plan (leaks, dry weather)
 - Wood Rot \$7900 over plan (\$5000 budgeted in back half; will likely apply contingency to offset the remaining overage)
- Irrigation water and irrigation repairs are expected to run over plan for the remainder of the year; we expect to offset these expenses from continued savings in Insurance and other areas mentioned above
- Barring any unexpected expenses, we are forecasting to be on or under our expense budget for the remainder of the year
- We have presented the budget for 2025 tonight. As was seen, we managed to stay at the same amount for fees for both the operating and reserve accounts. To repeat, this was due to diligent work by the Finance Committee and Board members.

Question: Howard – Can we get more streetlights? **Answer:** Ellen – They cost around \$2000 each.

Answer: Marcy Rosenbaum – I use Dusk-To-Dawn light bulbs in my garage fixture. Comes on at dark and goes out at daylight. Great idea for the back service drive.

Statement: Howard – We have too many squirrels

Question: Rashmi – When is gutter cleaning? **Answer:** Michael – Soon, when leaves are finished falling. We'll send a note before they come out.

LANDSCAPE COMMITTEE REPORT: BOBBIE TEAGUE

We have had no requests for landscape modifications since our last community meeting in July

We have **signed contracts for 2025** as follows:

- Unique Landscaping – there will be no increase in their monthly maintenance fee. It will remain at \$4,068.50 through 2025.
- Hidden Leaf Landscaping for pine straw for 2025 distribution @ \$6.00 per bale for 3,000 red, long-leaf pine straw. This includes delivery and labor. Distribution will be late February / early March or whenever hard winter pruning has been completed in January / February 2025 by Unique.

Due to the decline of several maple trees throughout our community, the board felt it would be a good idea to have a certified arborist assess all trees, especially the maples. We contacted 2 arborists recommended by Unique Landscaping but only one responded – Jim Heath of Jim Heath Tree Service. Several members of the landscape committee walked our neighborhood with Mr. Heath who assessed all trees, especially the maples. The maples were diagnosed as having Verticillium Wilt and unless treated properly, they would succumb to the disease and die. Verticillium wilt stays in the soil for a number of years and will infect any maple planted to replace it. It will not affect other trees planted in

the place where the diseased maple was removed. Other trees in our development (Oaks, Chinese Elm and Cypress) were only to be thinned and canopies raised. After reviewing Mr. Heath's proposal of \$8,640, which did not include treatment of the maple trees, the board unanimously voted to reject his proposal. As a result, we will continue to use Travis the Tree Trimmer who can do all of this at a much lesser cost.

Due to October being such a dry month, no date has been set for the irrigation to be shut down and winterized. It will be on longer than normal to avoid the risk of losing plant material that was installed earlier this year. We will notify homeowners when a date has been determined.

Question: Rashmi-My plants died and were not replaced. Will someone come look at them? **Answer:** Bobbie – Yes, in the Spring we will be around to do more assessments to determine where the budget is best spent on plant replacements.

Question: Verna- Water wouldn't go down our downspout. Gutter cleaners didn't clean our downspout. **Answer:** Ellen Lord: Yes, the gutter cleaners ALWAYS clean all downspouts. Next time if this happens, email the board as soon as it happens.

PRESIDENT'S REPORT: **MICHAEL WEINMAN**

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Townhomes across E/W Connector: Developer, Resi Built Townhomes, is now proposing:

- 3 story units
 - Garages in rear/alleys
 - \$240,000 initiation fee to Master Association
 - Target price-point low \$400K+
- Master association attorney is drafting an agreement between M.A. and the developer

Question: Mary Rogers – Where will entrance to townhomes be? **Answer:** Michael - Hicks Rd. and Lawton Bridge Rd.

- BOARD OF DIRECTORS ELECTIONS COMING UP IN JANUARY.

Heidi Barron, current Board Secretary, is stepping down. Mike Montemayor's position is up for election as well. Anyone interested in a position on the board is encouraged to "throw their hat in".

Caryl Hanlon: Mableton is having a meeting at the State Supreme Court November 6th. Could be an interesting way to learn more about their plans if anyone is interested in attending.

Michael makes motion to end the meeting.

Angela Davis moves.

Mary Rogers seconds.

Vote taken – passed.

Meeting adjourned. 7:45 10/17/24