

Covered Bridge at Barnes Mill Condominiums

Quarterly Association Meeting

Minutes for Thursday April 21st, 2023 7:00pm

Magnolias Clubhouse

During the meeting, the Board of Directors respectfully requests we observe the following Rules of Order:

- Please silence your cell phones and other devices; remain on mute unless recognized to speak
 - Raise your hand and wait to be recognized if you wish to speak
 - To permit as many residents as possible the opportunity to be heard, **each household can speak for up to two minutes on any agenda topic**; no household will be permitted to speak to a single agenda item more than once when others are waiting to participate.
 - Speak calmly and with respect to the Board, Committee Members, and neighbors.
 - Do not talk over others and refrain from interrupting.
 - This is a community meeting to update residents on activities from the past quarter, review finances, and discuss items on the agenda. ***It is not a forum for the airing of personal grievances.***
 - If you would like an item included on the agenda please notify the Board of Directors at hoamagnoliasbarnesmill@gmail.com at least one week prior to the meeting.
 - When the time allotted for the discussion of a topic has elapsed, a majority of those present may vote to extend the discussion in ten-minute increments. After a report has been completed and time elapsed a topic will be considered closed and will not be re-opened during the meeting without a motion and second to re-open the item for discussion supported by a 2/3 affirmative vote of those present.
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36 Homeowners representing 26 homes present in person or via Zoom – quorum established

Call to Order Tom Stephen

Non-Denominational Prayer Randal Whitten

Approval of Agenda Tom Stephen

Motion: Randal Whitten, Seconded by Judi McGhee – motion unanimously carried

Welcome Michael Weinman

Dan Gallivan was not able to join us this evening – he is just returning from his second day of oral surgery and is in a great deal of pain, however he did prepare notes which we will cover for him.

Review of Minutes Tom Stephen

Approval of Minutes from the January 2023 Quarterly Meeting Tom Stephen

Motion: Heidi Barron, Seconded by Ellen Lord – motion unanimously carried

Committee Reports

Recreation Committee

Caryl Hanlon & Mary
Rogers

Thanks to Committee Members: Mary, Jeanne, Charlotte, Melanie, Joan, Betsy, Tracie, Susan O., Cindy S. & Caryl

- I. Current activities
 - A. Walk Walk - Tuesdays & Thursdays at 4
 - B. Weights - Tuesdays, Thursdays at 5 & Saturday at 10
 - C. Easy yoga – Mondays & Wednesday at 4
 - D. Knitting – Wednesday at 1
 - E. Bridge – Wednesday at 6:30
 - F. Water aerobics – Monday & Wednesday at 5 beginning in June
 - G. Book Club – 4th Tuesday each month at 6:30 (Caryl)
 - H. Singles dinners – 2nd Thursday (Jeanne)
 - I. ROMEOS – 3rd Wednesday (Dan)
- II. Upcoming activities:
 1. Cinco de Mayo Game Night (May 5th) – Snacks & Margaritas 6:30 – Watch for emails and flyer.
 2. Pool opening – Memorial Weekend – Friday, May 26th begins Fantastic Friday Fun Evenings – 6:30
 3. June activities – Ice Cream Social & Solstice Soiree (Mary)
 4. July activities – Wine & Tapas (Susan)
- III. Keep up with activities as posted at the mailbox!

Landscape Committee

Randal Whitten

- New Guidelines for Modification Requests
 - Metal edging in black or dark brown, bricks/pavers turned on side and embedded like any other edging
 - Mulch must be black or dark brown
 - Stones – must be natural earth colors; no more white/black/bleached
 - Won't apply retroactively to projects that have already had the modification approved – they will be grandfathered in; this will apply to projects going forward
 - A guide with pictures has been prepared to make it as clear as possible for the community
 - Please submit landscape request forms for projects other than planting annuals or perennials in existing beds before any work is done

- Landscape Committee members are here to help – we don't want to be adversaries – please submit modification request forms as needed
- Questions/Comments:
 - Howard G. spoke about the recent denial of the pavers he used without approval for edging the landscape beds around his home. He became insulting and confrontational towards board and landscape committee members, was asked to leave the meeting, which he eventually did.
 - Caryl H. - When will the changes go into effect?
 - Answer – we are announcing them at this meeting and they will be published to the community after the meeting
 - Heidi B. - the Landscape Committee has prepared a guide with pictures that we can email to the community
 - Kevin H. - with regard to mulch, some is a natural/neutral color that does not wash away since in my case we have a steep front yard
 - Answer – Landscape committee went through extensive research on different kinds of mulch and feel that dark brown/black best represent the neighborhood and would help bring consistency
 - Kevin H. – we have a unique situation with a 5' steep front yard that goes right to the street where rain from gutter overflows and washed mulch away
 - Heidi B. – we live next door and our home is similar – we put in edging which keeps our mulch in place
 - Mercedes N. - mulch must be brown or black but cannot be the color of pine straw which is a dark beige?
 - Answer – the members of the Landscape Committee had a lot of discussion around this and the options we came up with will best fit the needs of the community
 - Bernie C. – Does the landscape take care of shrubs and things, and if they die does the landscaper take care of that
 - Answer – we trim and maintain existing plantings and replace ones that have died as long as they were part of the original planting

Board of Directors Update

Treasurer's Report

Mike Montemayor

Community is doing well financially

Cash approx. \$45,000 operating account; reserve money market \$155,000 reserve CD \$125,000

Some expenses are a little over budget, but early in the year; should even out

Example: wood rot repair was \$5,500 but budget is \$5,000; August has \$3,000 which should help offset this; reminder this type budget expense is an estimate, actual will be different

With Ellen still helping, we are watching everything closely

Good news: took \$125,000 from reserve account to purchase a 4% yielding CD for 8 months; should earn around \$3400 versus approximately \$1,000 it would have in the reserve account

splitting reserve money also keeps each account under the FDIC insured limit of \$250,000 so we are covered in unlikely case Wells Fargo has problems

Sometime in mid-summer will be starting planning for 2024 budget; will send out an email asking for any

suggestions, comments, ideas about next year's budget

Questions: No questions

Secretary's Report

Michael Weinman

DC Pool, Preparation for the pool, staging, testing, and approval to open for Memorial Day Weekend, Friday, May 26, 2023, is **ACTIVE**.

Fire Systems Services – will be on-site Monday, May 8, 2023, at 7:00. Hydrants A1, A2, A3, A4, A5 and A6 Passed the annual inspection. However, Hydrants, A3, A5, and A6 have no grease ports and are hard to open; they need to be greased and exercised so they become much easier to open for testing and for fire service. A real concern is the brass knuckle might break if this greasing issue is left unresolved.

Hydrants A1, A5, and A6, the underground valves must be located.

The work on our six hydrants must be completed to receive the green tag implying a clean report per NATIONAL FIRE PROTECTION ASSOCIATION standards for inspecting, assessing, and maintaining Fire Protection Systems. A report will be on file for fire aftermath inspections and for insurance purposes.

(Hydrant A1 is in front of unit 62, A2 is in front of unit 69, A3 by unit 32, A4 is in front of unit 11, A5 is in front of unit 26, and A6 is in front of unit 42.)

Community Bulletin Board newly replaced, courtesy of Kevin Hanlon; no expense because old board was under warranty

Pro Gutter and Siding made needed repairs to six homes. Adjusting gutter sections of four houses to discharge rainwater, unclogging the gutter at one, and replacing a badly mangled 20 foot section of gutter at another.

Our Directors - walk through the community to view the Concrete and Asphalt needs will continue, It will be confirmed with contractors for April/May.

Grab Bar on 57 – in consultation with ABC it has been painted to match the trim and waived for the time being

Questions:

- Ellen L. – didn't we already do backflow testing?
- Answer – yes, apologies – we're servicing the three hard to turn hydrants which might have the same impact as backflow testing causing sediment in water for a short time

President's Report

Michael Weinman

- Flock License Plate Cameras
 - Initial vote 3/5/2020 which included an assessment was 31 yes, 19 no, 2 abstentions
 - "Vote" last year was 23 yes, 23 no
 - 3/19 to 4/17 total 3,533 plate reads; 786 unique plates
 - 3/19 to 4/17 Cobb PD performed 3,895 searches on our system
 - 70% of crimes involve a vehicle
 - 80% of unsolved property crimes could be solved with a license plate #

- Flock participates in both Amber Alerts & “Silver Alerts”
- Flock is currently in 2K cities in 42 states and growing
- Only one theft since it was installed, no more porch pirating
- Will send out Ballots for a vote post-meeting
- Questions/Comments:
 - Heidi B. – what is the cost per homeowner
 - Answer – cost is \$4,000 per year which is \$5 per home per month
 - Kevin H. – case that was mentioned was captured on video and Flock but the license plate that was captured was actually stolen and was not helpful; we cannot let our guard down and stay vigilant
 - Lydia D. – what assistance will we get from Mableton
 - Answer – none; Mableton is a city-light with minimal responsibilities and will have no responsibility for policing
 - Angela D. – back in 2021 I was on Cobb County Grand Jury and heard over 300 cases and there were 24 or 25 cases that the police depositions specified that they were able to solve the cases because of Flock. Cobb PD use and rely on it and makes me feel good we have it in our community.
 - Amelia D. – has Flock helped us recover any stolen property in our community?
 - Answer – No, there has only been one theft in the three years but the car had a stolen plate
 - Amelia D. – if you know what you’re doing you can cover your license plate and not get caught.
 - Doug B. – its like a lock; its only as good as the resources that are used against it. Having it in my front yard it makes me a lot more comfortable since there is a lot of traffic in the back of the community
 - Tom S. – used to be a nuclear security officer on a submarine – you can never have something be completely foolproof but you do as much as you can to try and stop the bad thing from happening. Flock is a cost-effective way to protect community – won’t stop the ninjas but it’s a deterrent that will stop a lot of crime – for the price it is as good as we are going to get right now
 - Heidi B. – we have lights around our house and we keep them on all night; we don’t have a burglar alarm but lighting your house is also a cheap deterrent and it’s an inexpensive way to help deter burglars at night
 - Harold D. – Ring doorbell is a cost effective way to monitor your home for \$30 per year. Neighbors should keep a look out for each other – it’s good to have community to give you a call when you do something like leaving your garage door open
 - Joan R – 24 or 25 cases is not proof of effectiveness
 - Lydia D. – has a lightbulb with a 365 degree camera that can be screwed in and used by anyone with an app on their phone – is willing to lend out to anyone that would like to use it
- Landscape
 - Todd scheduled to walk week of 4/25 to evaluate dead plants for replacement
 - Irrigation turn on week of 4/24 or 5/1
 - Update to Rules & Regulations to permit artificial plants that are real-looking and kept in good condition

- Question
 - Can artificial flowers be placed in landscape beds?
 - Answer – we have not specified so will circle back with the Rules & Regulations Committee
 - Cindy S – will the association only replace plants that were originally installed by the builder
 - Answer – if there have been new plants installed in the same place then the community will consider replacing; if they are additional then likely not
- Exterior Maintenance
 - \$6K repairs to 29 homes, clubhouse and common areas
- Master Association
 - Mockingbird Trail cleared
 - Open items: mulch trailhead, replace sign, maintain common area along Connector monthly
- Question
 - Kevin H. – Retention pond does not fill up after a heavy rain like it used to, need to check and clean it up as well
 - Answer – We have a line item in the Master Budget typically for mid-summer dry season to maintain and inspect the Retention Pond and should be done this summer
 - Harold D. – was there any credit given the community from when the fire hydrant broke and can Mableton assume some of the cost
 - Answer – because we are a private community we bear responsibility for the hydrants; Ellen L. & Mike M. filed an appeal and we were refunded \$1700

Close Meeting

Tom Stephen

Motion: Doug Barron, Seconded by Ted Manley – motion unanimously carried