

Covered Bridge at Barnes Mill Condominium Association
Minutes of Quarterly HOA Meeting
April 21, 2016, 7:00pm

The Quarterly HOA Meeting of Covered Bridge at Barnes Mill Condominium Association met on Thursday, April 21 at 7:00p and was called to order by President, Brad Richardson.

President Brad Richardson welcomed the homeowners. Of the 69 homes occupied, there were 31 attendees representing 25 homes at the meeting.

Some residents have been experiencing water pressure issues in their homes. The Board has been in touch with Cobb County Water Department asking for their help to resolve the problems. We have been speaking with Mr. Marvin Richards, Environmental Compliance Supervisor, and we asked that he be present to speak with the homeowners. Brad introduced Mr. Richards to the homeowners and he provided as much information as possible regarding The Magnolias water supply/pressure. Mr. Richards recommended the HOA employ a company to locate the valves in our development, mark them and check for pressure. The Board felt we would have answers in a couple of months. After his presentation, Mr. Richards departed the meeting.

Brad Richardson gave kudos and shout outs to:

- Terri Stephens for her help in getting the same pricing for the emergency phone at the pool for 2016. The price was to increase from \$60 to \$102 in April 2016, but with Terri's help, the cost of \$60 will remain. This results in an annual saving of \$378.
- Terri Stephens and the Garden Club for planting spring flowers at the clubhouse entrance and in the pots in the pool area. Terri is soliciting new members for the Garden Club. Anyone interested in joining or helping, please contact Terri.
- Dan Gallivan for his work regarding Smoke Alarm Service Program for 2016 provided by Cobb County Safety Village Education Division.
- Dan Gallivan for his donation of tabletop podium and tabletop riser to hold a projector when viewing documents or a slide show. Dan personally made the items and presented them to the Board.
- The Legal Committee has an opening due to one of its current members now traveling and unable to continue to remain on the committee. As such, Judi Taylor accepted the nomination to fill the remaining spot. Please welcome Judi to the committee.
- Kathy Malone for consecutively maintaining the Magnolias website and assisting the Board with direct communications to the homeowners.

Bobbie Teague stated minutes of our Annual Meeting on January 21 were posted to our website. There were no changes or addition made by the attendees. Dan Gallivan made a motion to approve the minutes and Judi Taylor seconded the motion. Minutes were approved.

Bobbie gave an update on Lawn Maintenance. We have had issues with weed control this year and Ideal is working to eradicate them each week by spraying and hand pulling them. Bobbie stated she had reached out to Ideal to request the sprinkler system be turned on and checked and any issues resolved. We have also requested an irrigation schedule confirming days/times/duration the irrigation system is operational at each of our 70 homes. We've asked for

two times weekly for each home once the system is on. No date confirmed, but soon. Rain sensors (17) are scheduled to be installed this year in large common areas in an effort to reduce water usage and potentially provide more money to the budget in 2017. Lastly, 1,500 bales of red, long leaf pine straw will be installed on Monday, April 25.

Ellen Lord provided copies of the Financial Reports for March 2016 and 1st Quarter 2016 and opened the floor for questions or clarification.

As always, the Board works to benefit the community as much as possible. Ellen would like to share an update on the contracts up for renewal in 2016.

These contracts have already been renewed:

- DC Pool – contract has been renewed for a full 2-year term. It was renewed at the same pricing as the last 2-year agreement. As such, no additional cost for the pool directly for the next 2 year period
- Custom Disposal – has also been renewed for another 2 year period, with a minor inflation increase of \$2.00 per suite per year. Recycling remains free.
- Northwest Exterminators – Termite Bond – it was originally thought that termite bait stations needed to be installed on homes 10 years old. Good news – per Northwest no baits stations were scheduled to potentially be implemented until 2020. Based on concerns and renewal, Northwest will be in our development in August and completing full inspections of homes and properties to ensure we can wait until 2020. If so, pre-discussion appears we may be able to renew the contract at the same price of \$3710 that we are currently paying.

Contracts up for renewal are:

- Ideal Landscape – Up for renewal in September 2016. We will do our best to have the rates remain the same or as low as possible when negotiations begin.
- State Farm Insurance – Up for renewal in October 2016.
- CertaPro Painters

Ellen informed the swimming pool will open on May 13.

Ellen also spoke to the homeowners regarding the paint schedule for 2016. Suites currently scheduled to be painted this year are: 22, 23, 31, 32, 42, 43, 44, 45 and 56.

Brad Richardson provided an update on the Watkins Estate. Suite 38 now houses tenants who rent. Watkins' attorney and our attorney have worked out a repayment plan – \$2,462 has been repaid on back dues. Current dues are also being paid with the first payment received in April 2016. Five additional months of back payments will be made in conjunction with current dues and all attorneys should be paid as well as all applicable back dues by September/October 2016.

Brad also discussed the HOA dues payment. Payments are due the first day of every month and if payments are received after the 10th of the month a late fee of \$30 is due and payable. He stressed a payment should not be made on the 8th of the month expecting it to arrive in our PO Box by the 10th. If not received by the 10th a late fee will be incurred.

Brad presented a letter to the homeowners and advised that the Board will no longer pay for legal opinions at the request of residents unless proven the Board acted in bad faith or inappropriately. If not, it is at their own expense.

There are suites with no privileges, AKA Watkins renters. The community as a whole needs to be mindful and ask questions when someone is using the clubhouse or pool and is unknown. Homeowners do need to accompany guests to the pool and clubhouse/exercise room. Keys are not to be given to folks to use at their discretion. A homeowner does indeed need to accompany a guest when using the facility in order for us to maintain protocols and ensure suite owners or renters are not using these areas when privileges are suspended.

Brad also informed the residents that Cobb County Safety Village is offering a program to benefit seniors in our community with the changing of smoke detector batteries in the interior of our homes. For consideration in this program, one must supply their name, suite number and contact telephone number. A sign-up sheet was available for homeowners to provide their information. Cobb County Safety Village will contact each homeowner who signs up to schedule a day and time for the service to take place. NOTE: The batteries will need to be provided by the homeowner at the time of appointment.

With no other business to discuss, the meeting was adjourned at 9:15p.

Respectfully submitted,

Bobbie Teague
Secretary