

Covered Bridge at Barnes Mill Condominiums

Quarterly Association Meeting

Minutes for Thursday August 3rd, 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; use the microphone so that everyone can hear you
 - 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 – residents who are unable to be respectful will be excused from the meeting
 - 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.
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28 Homewoners representing 23 homes present in person or via Zoom – no quorum established

MEETING AGENDA

Call to Order	Tom Stephen
Approval of Agenda <i>Rules of Order have been updated</i>	Tom Stephen
Motion: Mary Rodgers Second: Vanessa	
Welcome	Michael Weinman
Welcome: Debra Curry (12), Roz & Glynn Richards (62), Tina Arbore (38)	
Moment of silent reflection in memory of Andy Campbell, Suite 52	
Review of Minutes	Michael Weinman
Approval of Minutes from the April 2023 Quarterly Meeting	Tom Stephen
Motion: Caryl Hanlon Second: Marcy Rosenbaum	

Committee Reports

Recreation Committee

Caryl Hanlon

- Celebrating June, July, and August birthdays. Committee supplied cupcakes for meeting attendees
- Thanks to attendees of July Ice Cream Social
- Thanks to Betsy Montemayor for monthly calendar, hanging in mailbox kiosk
- Thanks to various people for donating electronic equipment (TV monitor, rolling cart), located in gym. This can be used inside or outside to watch movies, tv, exercise videos
- Updates on all activities available for neighbors (reminder to check calendar in mail kiosk)

Rules & Regulations Committee

Tom Stephen

There is an updated document with all community rules and regulations. This will be published after the meeting.

Here are a few highlights/reminders for everyone:

- Maximum 8 pots per home
- No flowerpots permitted in flower beds
- More than 18 landscape lights are permitted, but they must all match (same fixtures)
- If you want a retaining wall, must get approval from the board
- Edging must start at 1.5" height or less when it's installed
- Trellis and other decorative items in yards must be no more than 36" wide and 24" tall (anything above that needs board permission)

Board of Directors Update

Treasurer's Report

Mike Montemayor

- Utilized some Reserve funds to repair pavement cracks and repair leaking fire hydrants and water bill for neighborhood has almost evened out
- We have \$280,000 in Reserve. FDIC only guarantees up to \$250k, so we put the rest into a decent yield CD
- Board and Finance committee looking for ways to reduce/level expenses due to inflation

Questions/Comments:

- Bernie Has water issue been resolved at Suite 39?
- Answer: Mostly. Company investigating 3 homes for additional leaks. Homeowners will need to pay for pipe repair if leaks found at their home.
- Amelia There was an irrigation line cut on the lot (suite 38) next to my home, can we have that fixed? AT&T told her that the landscape company cut the line.
- Answer: The landscape company could cut a line if they were using blade trimmers, but they are using string trimmers. We will look at this offline.
- Joan Are we going to have an opportunity to offer cost saving ideas?

- Answer: Yes, we'd love them. Please send them in an email to the Board
- Theresa We need a diagram of the pipes to help determine the water leaks
- Answer: Go to the neighborhood website and look at files called "plats".
You'll see them there.

Secretary's Report

Michael Weinman

- Roof Repairs for 1st and 2nd Quarters.
- Suite 53,27,36 Total \$ \$550.00.
- Gutter Repairs 1st and 2nd Quarters
- Suite 33 \$525.00, Suite 1,36,53 no charge as part of the Maintenance agreement.
- Capital Expenditures
- Brite Line Asphalt was out on June 16th to repair the cracks in the roads \$5,513.75.
- We were also received a quote for the sealcoating of our roads. \$17,964.76 (contract signed)
- We are including this in our 2024 Capital expenditures.
- Concrete Solutions/Sinkhole of Atlanta
- In October of this year Concrete Solution will be replacing the pool decking
- Curbs around the community. The original price was \$30,150 but were able to receive,
- A discount of \$380.00 if we wait until October to have the work done. Total contract
- Is now \$29,770.00

Questions/Comments:

- Bernie What specific repairs on the pool deck?
- Answer: Not crack chasing, we are replacing a few deck areas
- Doug B. Is that happening due to degrading or sinking?
- Answer: Degrading and surface wear
- Bernie Why not fill in the grass?
- Answer: We prioritize landscape replacement spend, and grass replacement is not prioritized due to the number of shrubs that were killed last winter

President's Report

Michael Weinman

- Landscape update
 - Tree trimming completed – scope included treating 3 diseased trees and removing one tree that deemed beyond saving
 - Thanks to Bobbie, Nancy & Marcy for all the help with this!
 - Working with Unique Landscape to get caught up on trimming/pruning
 - Thanks to Bobbie & WH for documenting everything needed review with Todd!
 - Treatment for Cicada Wasps at 4 & 11
 - Dead plant material removed by Mario – saved community almost 20%
 - Thanks to Bobbie & WH for getting a competing quote
 - Accrue remaining landscape replacement budget and use in conjunction with 2025 landscape replacement budget for a larger spring planting next year
 - Multiple irrigation repairs completed including a serious repair in front of Suite 46 where a tree had grown and crushed two valve boxes

Questions/Comments:

- Heidi B. For which month is Spring planting planned?
- Answer: March
- Amelia Can we fill in spots where there is no grass or pine straw?
- Answer: Not at this time
- Bernie Why not fill in the grass?
- Answer: We have to prioritize expenses with our limited budget
- Bernie What about reserve?
- Answer: We're not going to use reserve on this
- Bernie So just dirt and bare ground?
- Answer: For now, yes
- Bernie We need to use the reserve on this
- Answer: We had a Reserve Budget study done. We contribute based upon expected upcoming expenses
- Doug B. Wasn't there a study done by mortgage companies where they are scrutinizing condo associations' Reserve accounts?
- Answer: Yes

- Architecture & Building

- Three modifications approved this quarter:
 - Install of a retractable screen on a rear door
 - Install of black iron railing on front steps
 - Extend concrete pad and add enclosed screen porch

- Rules & Regulations

- Over the next two weeks please review and be in compliance with our Rules and Regs
 - Common violations include:
 - Excess number of flower pots (maximum 8 per home)
 - Unapproved items placed on patios and exterior areas of homes
 - Pets off leash and/or not cleaning up
 - Board will be issuing notices for non-compliance after two weeks have elapsed

- Insurance Renewal

- Farmers – increase from \$35,169 to \$41,327 (\$6,158 or 17.5%)
- Proposal included property increase from \$19M to \$20M; determined that full coverage was \$19.18M saving \$2254 and reducing increase to 11%

- Master Association

- We now have two spare pool key cards to take care of Magnolias residents with access issues
- Detention pond cleaned; drainage tower has been escalated to Heritage
- Two water heaters (2006 date) replaced with a single tankless water heater
 - \$5K from Master Reserves; \$3k+ from Fullers Loch

- Signs at EW Connector Monuments to be painted; our Mockingbird Trail sign to be replaced - \$3K+ all from Fullers Loch
- Several big ticket items are on the docket for 2024 including repaving of at least one set of tennis courts
- Draft Master Association budget due from Heritage by end of August, anticipating a significant increase

Questions/Comments:

- Bernie/Amelia How do we get keys for pool access across the street?
- Answer: Michael will give you one

Close Meeting

Tom Stephen

Motion: Bobbie Teague Second: Vanessa

Minutes submitted by Heidi Barron 8-4-23