

Covered Bridge at Barnes Mill Condominium
Quarterly Association Meeting
MINUTES
Thursday April 18th, 2019 7:00 PM

During the meeting, we respectfully request:

- a) Please turn off or silence all cell phones.
 - b) Please raise your hand and wait to be recognized if you wish to speak; To allow all residents an opportunity to be heard, no suite will be recognized to speak to a single agenda item before all others are allowed to participate. Speak calmly and with respect to the Board and your neighbors. Please do not talk over other and refrain from talking to others during the meeting.
 - c) 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 airing personal grievances.
 - d) Items on the Agenda: If you desire an item to be brought the to the community's attention during our quarterly meeting please contact the BOD at least one week prior to the meeting
 - e) When the time allotted for discussion of a topic has elapsed, a majority 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 and a 2/3 affirmative vote of those present.
-

MEETING MINUTES

Call to Order	7:02pm	Michael Weinman/BOD
Welcome		Michael Weinman/BOD
Approval of Agenda		Michael Weinman/BOD
Motion by Harold Downing, Seconded by Caryl Hanlon		
Review of January 17, 2019 Annual Meeting Minutes		Marcy Rosenbaum/BOD
Motion by Kerwin Day, Seconded by Lydia Dumas		

Report of Board of Directors

Treasurer's Report:

Ellen Lord/BOD

On the 2019 Income we have several homeowners that pay for 6 months to a year
Which has given us a positive increase of 4,115.00.

One additional sale home not budgeted in first quarter.

This has given us an increase in income of \$ 3,353.49

The expenses:

We are under budget of \$ 6,441.43 which is partly due to timing on
work be completed. Tree removal \$ 2,500 was completed in April
Irrigation repairs will start in April. April's monthly irrigation and Water/Sewer, Gas Bills have
been under budget \$ 916.74

At the end of the first Quarter we are in the black \$ 9,794.92 Year to date

2019 Capital Funds Recap

At the end of March we have \$107,336.52 in our Reserve account.

We transfer over each month \$ 5,441.80 (1 Quarter) \$ 16,325.40

We spent first Quarter \$ 13,033.60

2019 Capital Reserve actual vs. Reserve Study update

Based on the Reserve Study from Ray's engineering our total Capital Expenditures through
2035 were \$1,476,660 and Future expenses would be \$ 1,398,968. (Final Report). This report
stated that we should be transferring \$ 76,983 per year in our Reserve account. We found
several errors on the Future expense side which were \$ 4,704. Entrance Light (which we do
not have) Water Fountain \$ 1,613 (which was removed) Gutter Replacement \$ 128,163 (which
the Finance committee and board determined that we would never have to replace the
gutters just repair. We still decided to hold some funds in the Reserve.) \$98,668.00 2027 Roof
Replacement which were done 2016.

To cover any replacements needed. With this all being said we lowered the funds need based
on Reserve from \$ 76,983 to 64,030.

After meeting with members of the Finance committee we were able to contact some of our
vendors like DC Pool, Concrete Solutions and Brite Line, etc., to determine if these costs were
in line with the Reserve findings. Some vendors feel if we keep up the work maintaining the
streets and service drives these costs will not be as expensive in the future.

The numbers we have provided were different to the Reserve Study which was an advantage
and savings for our community. The total that we are reflecting as of 2035 \$ 1,325,007.72
(Annual Funds) which is a difference of \$ 84,495.72. In the end we are holding currently \$
1,271.60 more than Reserve Study indicated.

We have had a hand full of Homeowners request an additional Reserve Study. This will cost
the Community at least \$ 2,400 or more. This would be included in our 2020 budget.

When asked the community was not in favor of pursuing another Reserve Study. They felt the cost was too high and felt comfortable that the Finance Committee would be a good source for research on big ticket items.

The Magnolias Audit: The declaration states we should have an audit of our books. The last time this came up the homeowners voted not to have an audit. If we do have the audit it will be audited from the time we took over from builder until current. The Finance committee is working on getting prices for the cost for an audit and we will get back to homeowners to ask their opinion and have a discussion.

Approval of Treasurer's Report

Michael Weinman/BOD

Motioned by Chip Nimick, Seconded by Catherine Warren

Secretary's Report

Marcy Rosenbaum/BOD

First Quarter Projects:

Concrete repair to drives behind suites 16 25, 23

Curb replacement in front of Suite 48

Street correction and water drain build up behind Suite 23

Asphalt Crack Sealing

Wood Rot Remediation-Suites 41,5 ,19, 8, 23, 55, 35

Pool Opening – Mid May. We are waiting on the specific date.

Tree Maintenance- Todd Pate Tree Service removed 6 trees and limbed several trees.

The cost was \$2500 for work that was supposed to be \$3200.

Gutter Repair- Suite 55 had a repair at the cost of \$175.

Approval of Secretary's Report

Michael Weinman/BOD

Motioned by Tom Moyer, Seconded by Mercedes Nunez

President's Report

Michael Weinman/BOD

2019 Amendments Update

The Amendments have been delivered to Cobb County by our lawyer and we are awaiting confirmation that they have been officially registered and our Declarations updated. Once this has occurred the Board will notify the community and request that all homeowners abide by the updated standards within 7 days.

Pet Waste

We have installed two new pet waste stations - one by suites 57 & 58 and the other across from the townhomes near suite 15. We ask that pets remain leashed at all times and that owners immediately clean up and dispose of all waste.

Feeding Wildlife in the Community

The only wildlife that is permitted to be fed in the community are wild birds. Feeding of all other wildlife including feral cats is prohibited. Attracting wildlife into the community creates a nuisance to the neighborhood including noise, animal waste, and property damage. As with other violations that impact quality of life in the community the Board will address repeat issues as permitted by the Declarations including fines and legal action.

Homeowner topic:

"How are Rules & Regulations enforced in the community?"

Perceived violations of the Rules and Regulations can be reported to the Board of Directors using our email, hoamagnoliasbarnesmill@gmail.com. The Board will review any complaints and if valid will address with the homeowner. Depending on the severity homeowners will typically receive a verbal warning with the opportunity to correct the issue. This would be followed by a written warning, fines, and potentially legal action if the violation remains uncorrected. Any request to update the rules and regulations can be sent to Davina Godwin the Chair of our Rules and Regulations Committee. Appeals of violation decisions made by the Board can be made to the chair of our Judiciary Committee, Dina Dow. The Board firmly believes that all homeowners in our community have an abiding desire to adhere to the covenants which help make our community unique and should be given every opportunity to comply before consequences escalate.

Approval of Presidents's Report

Michael Weinman/BOD

Motioned by Karen Moyer, Seconded by Judi McGee

Committee Reports

Landscape Committee

WH & Bobbie Teague, Chairs

Green Town Landscaping and their maintenance of our community.

- The landscape committee feels Green Town is doing a great job in our community. Martin is very conscientious and wants to improve the curb appeal in our development. They are currently pruning in some areas, edging hard surfaces, mowing in some areas, spraying and pulling weeds and blowing and cleaning up debris. In addition to the weekly maintenance, they are also doing work for homeowners replacing plants, installing sod and mulch at the homeowners' expense.

Meeting with Green Town Landscaping regarding work needing to be done in our development.

- We have asked Green Town for proposals for work they feel needs to be done to enhance our community. Martin was shown areas of concern and he has ideas what can be done.

Meeting with certified arborist, Zach Parker of Downey Trees, Inc.

- On March 19, Zach Parker who is a certified arborist with Downey Trees, Inc. visited our community at no charge to provide his opinion on the health of trees in our neighborhood pointing out those trees that have been damaged or are at risk. He also said some canopies within our community needed to be raised and to remove limbs that are very close to gutters and roofs of homes. All trees at risk were marked for removal and other trees were marked for the canopies to be raised.

Tree removal and raising of canopies.

- On April 3, Todd Pate Tree Service removed the trees named by the arborist. There were trees behind Suites 7, 22, 23, 31 and 32 that were dead or at risk as well as raising the canopy on trees within our development.

Problem solving with Indian Hawthorne plants throughout our neighborhood.

- We are attempting to develop a plan for the removal of the dead or declining Indian Hawthorne plants throughout the neighborhood. There are currently approximately 150 plants within our development. Stay tuned for more information.

Since the Garden Club has dissolved, the Landscape Committee has been asked to take on the project of seasonal color in the pots in the pool area and maintaining the plants throughout the summer. We are looking into purchasing and installing plants and their maintenance. The Landscape Committee is looking for community volunteers to help with the planting and also help with the watering. If there are any who are interested, will you please let a member of the Landscape Committee know? We will let you know at a later date when the planting will occur.

New Committee members: Jan Floyd and Nick Mohn

Q1 2019

modification requests

- Add two arches to interior doorways; remove two interior doors
- Install rear porch walkout pad and steps
- Install rear porch pad extension and sidewalk to service drive
- Replace screens and door of rear porch
- Swap front door and adjacent window to create side-facing entrance
- Install two motion-sensor flood lights under rear roof corners

Business license

In January, a question was raised about whether our Association requires that a contractor working in your unit have a business license.

From the Cobb County web site: "An occupation tax certificate, commonly known as a business license, is a certificate issued by government agencies. The certificate is evidence that an individual or company has paid an occupation tax as required by the local ordinance." Cobb County requires that "Any individual, partnership, corporation/LLC, or entity engaged in business must obtain an Occupation Tax Certificate for each location in Cobb County prior to engaging in these activities."

That is, a Cobb County occupation tax certificate is a license to do business in Cobb County. If you have any doubt about the legitimacy of a contractor, you can get more assurance by requesting a copy of the contractor's business license. Contrast this with the insurance that you must verify that your contractor is covered by. The contractor's workers compensation and general liability insurance protects both the homeowner and our Association in the event of injury or damage.

When you submit an architecture modification request, evidence of insurance is required, evidence of a business license is recommended.

Finance Committee

Lydia Dumas, Chair

The Finance Committee is working on helping the Treasurer with looking at the Reserve Study and finding ways to maintain it's growth, They are going to help with the development of the 2020 Budget. They are going to try to find extra money for the Landscape Committee to help with replacement of the Indian Hawthorns and dead grass.

Thanks to our committee members – Karen, Jeanne, Diane, Catherine, Susan Olson, Cindy (Care Representative) and Marcy (Board Representative).

Thanks to Diane for grill cover, Nick & Megan for Table & Angela for umbrella.

Pool opening – Saturday, June 1. Activities will include: pulled pork/chicken with sides

- games around pool – jenga, washers, etc
- Care Committee Bake Sale & Ice Cream Social

Fitness Center: No feed-back on sign posted in fitness center We are trying to decide on what piece of equipment should replace the old elliptical.

• Additional reminders:

- Walk Off the Pounds – Tues & Thurs at 4
- Yoga – Monday at 6
- Balance – Wednesday at 1
- Singles
- ROMEOS
- Hiking Group
- Poker – any takers to organize
- Watch for spur of the moment gatherings at pool during the summer

Care Committee

Cindy Monk, Chair

Care will be having a Bake Sale and Ice Cream Sunday bar for a fundraiser at the Pool Party June 1st. A list of who is on the Care Committee and what homes each representative is responsible for was handed out. It is also posted on the Magnolias Website.

Announcements

New Homeowners Q1 2019

Suite 12 - Ivy & Gregory Pittman
Suite 34 - Ruby Carter
Suite 57 - Rashmi & Rao Guduru
Suite 69 - Tatyana & Vasily Sokhnych

Next meeting

Saturday, July 20, 2019 at 4pm