

Covered Bridge at Barnes Mill Condominium
Quarterly Association Meeting
Minutes
Thursday July 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 exted the discuss 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.
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MEETING Minutes

Call to Order at 7:02

Randal Whitten

There were 43 homeowners in attendance

Welcome - Glad you are all here.

Michael Weinman/BOD

Volunteerism – Thanks to everyone in the community that pitches in to help make this such a great place to live!

- Heading committees
- Serving on committees
- Planting and maintaining color in the common areas
- Watering plants and maintaining live goods common areas
- Pressure washing common areas
- Donating items for common areas
- Maintaining common areas including installing locks, fire alarms, GFCIs, etc
- Update of common areas – pool furniture, exercise equipment
- Organizing community events (yay pool parties!)
- Contributing to community events (set up, food, clean up, games, tents, etc)

Approval of Agenda

Motion Dan Galvan

Seconded Judi Mcghee

Review of January 17, 2019 Annual Meeting Minutes

Marcy Rosenbaum/BOD

Approval of Minutes

Motion Rao Guduru

Seconded Ted Manley

Report of Board of Directors

Treasurer's Report:

Ellen Lord/BOD

Second Quarter Financials

2019 Capital Funds Recap

We met with the Finance Committee on July 16th to discuss a strong review and research of the big-ticket items on our engineering study, which would include: Streets, Concrete, Roofs, Storm Drains, Sewers, Pool, Fencing and Dry Creek Beds. We are scheduled to have this information completed no later than September 30th

2nd Quarter Financial Review

We budgeted \$2,840 for home sales this year and currently we have added the sale of 2 additional homes that were put on the market we did not budget for which give us additional revenue. Homes sold were suites, 69,12,57,34 we currently have suite 1 scheduling to close on 7/31 and Suite 41 that will go on the market in August

Income - we are in the black \$ 5,294.06 of which \$4,515.00 relates to homeowners that are paying dues in advance.

Expenses - In comparing Budget to Actual we are under budget by \$ 11,602.15. Some of this relates to some of the bigger ticket items that have not been purchased and saving in our irrigation bills (savings to date 1,411.10). We haven't received the invoice from Green Town for the bushes that were removed in June (~\$400) and timing of irrigation repairs that are being done in July.

Wells Fargo Reserve Account

We would like to thank the Finance Committee for doing the research on finding the Association a better interest-bearing account yielding an annual percentage rate of 2.15%. We are happy to say we opened the new account on 6/20 and by 6/30 we have already earned \$ 29.18 interest on the \$50K. We have already transferred an additional \$50K into the Reserve account. Our current account yields less than 0.2%.

Question on Banking- Will we be able to pay electronically with the new Wells Fargo Account?

Answer- We will be looking to move our operating account to another bank and the ability to easily accept electronic payments will be one of the criteria we consider.

CertaPro will Start Painting of Units on July 22,2019

Unit Schedule for Painting are as follows

11,12,18,19,20,21,27,28 and 62.

We sent out an email earlier in the month to let the homeowners with covered and enclosed porches to make sure that all furniture, plants and blinds will need to be removed. This also applies to all the front porches.

Question on painting- Do they prime before painting?

Answer- No, They are painting 2 coats.

Wood Rot and Touch up Painting

March 2019 \$ 1,625.00

July 2019 \$1,250.00

For the most part the wood rot and Painting have been on the second phase of homes.

Total YTD \$ 2,875.00

Approval of Treasurer's Report Motion to approve Terri Stephens Second Cindy Monk

Secretary's Report

Marcy Rosenbaum/BOD

1. We are taking on a huge irrigation renovation. Last year we spent a lot of money and did not get what we thought done. We are now having to go house by house to improve and correct irrigation issues.
2. The irrigation system we have is builder grade and was put in at different times and not done well.
3. For example we spent a lot of money on rain sensors when what we needed was a master sensor like we now have that turns the irrigation system on only when we need it. It cuts off the main water which helps save money if there is a leak.. which there are and we are finding them and having them fixed.
4. Work done to date 7/18/2019:
 - Replaced 5 controllers
 - Fixed mainline leak and valve #61
 - Leaks and pipe repairs 4 units
 - Replaced Nozzles-345
 - Raised Heads-71
 - Replaced heads 80
 - Capped heads-10
 - Replaced Rotors-3
 - Moved Heads-45
5. To date there are 3 leaks that have been found but not fixed. Affordable will come back to them after all homes are corrected. These leaks will take time to fix, however they are not on the main lines and only leak for the 7-minute intervals 3x per week that the individual circuit is active.
6. The Association is responsible for landscaping throughout the community and investing in our irrigation system is necessary. If we neglect it the costs in the long run will be even greater and we will be forced to invest in new plant and turf material. (No matter what we need irrigation.)
7. Ellen and I have been working closely with Affordable Irrigation to keep a unit by unit list of what is being done. Ellen has spoken to Dale from Crabapple and he has stated that he will reimburse us for any work we can prove that was not done. Affordable has been taking video of the things that we were charged for and didn't really get done. We are comparing what Crabapple claimed to be done to identify expenditures that we will request refunded by Crabapple.
8. To date we have spent \$11,447 for 34 homes and the correction of sprinklers at the Clubhouse as well as Spring start up fees.

Landscape

Green Town— Asked homeowner how they feel about Green Town's performance; the majority indicated that they are satisfied with the quality of the work. The Teagues and myself have been working very closely with Martin and his crew to make sure that mowing, pruning, edging, weed control and blowing are occurring regularly. Green Town has had a bit of trouble keeping up with the pruning and weed control in the shrubbery beds. We knew they were going to raise their monthly rates for 2020. We did our due diligence and got 5 Landscape proposals for the new year not knowing what Green Town was going to come in with. Currently we are paying \$2580 per month. These are the bids that we received for Landscape maintenance for our community:

SEL Landscaping \$4480 monthly

Landscape Edge \$8800 monthly

Champion Landscaping \$5729 monthly

S&G Landscaping \$16,450 monthly

Hernandez Landscaping \$3000 monthly

Green Town \$3150

Green Town is \$1800 a year more than Hernandez

We went and looked at 2 of Hernandez's properties to see the quality of their work. The pruning was nice, the edging was nice and the shrubbery beds had no weeds. There are two more properties to see one that is gated but the Teague's can get into it, and one in Acworth.

President's Report

Michael Weinman/BOD

Insurance

- Association policy is default based on GA code and covers:
 - All common and unimproved limited common elements
 - All units as-built, both interior and exterior
 - Fire/Wind are no-fault claims
 - Interior water are at-fault
- Homeowner is responsible for deductible \$5,000 regardless of fault/maintenance
- Homeowner should maintain Condo Owner Insurance Policy – H06
 - Loss Assessment Coverage
 - Improvement Coverage
 - General Liability Coverage
 - Contents Coverage
- Do we want to have Lucas Hathaway the rep for our Association policy host a Q&A session?
 - Only a couple of residents indicated interest. Please feel free to reach out to Lucas directly with any questions/concerns or to have your Condo H06 policy reviewed:

Lucas Hathaway

Farmers Insurance

3905 Jiles Rd NW

Kennesaw, GA 30144-1101

678-701-5010 (Office)

404-259-5038 (Mobile)

678-999-5406 (Fax)

lhathaway@farmersagent.com

<http://www.farmersagent.com/lhathaway>

Committee Reports *10 minutes per Committee*

Landscape Committee

Bobbie & WH Teague, Chairs

Is everyone familiar with our Landscape Modification Request and why it is necessary? It protects you and our community.

Landscape Modification Requests are used for:

- Changes / alterations to your lawn (Limited Common Area)
- Replacement of plant material around your home
- Tree removal (if tree is damaged or rotting).
 - Tree that is removed must be replaced with a tree that is on our approved tree list and must be at least 5 feet in height and 2 inches in girth.
- Any landscape alteration to Common Area around your home requires a Landscape Modification Request.
- Changing of mulch from pine straw to chips or bark around your home as well as grass replacement.
- If work is to be done by a contractor, the homeowner is responsible for obtaining the contractor's Certificate of Insurance. This document is to be submitted with your Modification Request.
- The Modification Request must be approved by the Landscape Committee and Board before any work can be done.

Please send your Request to our Board at HOA Board at (hoamagnoliasbarnesmill@gmail.com). The Board will forward your request to the Landscape Committee for its review, comments and approval/disproval. The Landscape Committee will route the form back to Marcy for execution.

Should you need a form, it is located on our website magnoliasatbarnesmill.com on the Home Page under Quick Finds.

Architecture & Building Committee

Chip Nimick, Chair

Architectural Modification Form Requirements

Process:

1. In general, an Architecture Modification Request Form must be submitted if
 - a. the modification will change a Common Element or a Limited Common Element, or
 - b. the modification will change the structure or plumbing or electrical systems of any Unit, or
 - c. the modification will change the exterior of a Unit, including changes to the interior of a porch.
2. Some examples of modifications for which a homeowner must submit the Form include
 - a. install or replace storm doors
 - b. install or replace screening or doors on a porch
 - c. create additional finished space, typically on the second floor of a Unit
 - d. make a permanent connection to the Unit's electrical system, such as a vehicle charging station or whole-house surge protector
 - e. make a permanent connection to the Unit's plumbing system, such as adding a hot water recirculating pump
 - f. install hand railings on steps and/or walkways outside the Unit
 - g. install satellite dishes

- h. attach anything to the outside of a Unit, such as a hose reel or security light
 - i. install a permanent structure in the Common Element, such as a wall
 - j. replace a window, such as a more energy efficient or soundproof window
- 3. A completed Architecture Modification Request Form must be submitted with any required documentation as stated on the form. The homeowner may also provide documentation of other Units in the Association with which the requested modification is intended to be consistent.
- 4. If the Request is approved and the modification involves structural, electrical, or plumbing changes, a Cobb County Building Permit must be obtained, by the home owner or contractor, and must be displayed in front window of the Unit before work is begun.
- 5. If the Request is approved, an updated copy of the contractor's Certificate of Insurance, showing the Association as an Additional Insured, must be given to the Board before work is begun.

Materials and Methods:

- 6. All modifications must be compliant with Cobb County building code.
- 7. Siding will be cement siding (e.g. Hardy-Plank), sized to match existing siding.
- 8. Exterior siding paint will be Sherwin-Williams (originally Duron) Ultra Deluxe Exterior Flat color SW2841 "Weathered Shingle"
- 9. Exterior trim paint will be Sherwin-Williams (originally Duron) Weather-Shield Semi-Gloss color SW2829 "Classical White"
- 10. Storm doors will be "full view" glass, without designs or etching or tinting on the glass. Approved models are Larson "Secure Elegance" (Lowe's) and Anderson 4000 Series Fullview (The Home Depot).
 - a. Front storm doors will be black
 - b. Rear storm doors will be almond, matching exterior trim color as closely as possible
 - c. Door handle and lock hardware exterior finish will be brushed nickel or satin
- 11. Cement patio size may be extended up to a 10' by 21'; the covered portion may be extended up to 10' by 16'; any remaining patio may be used as uncovered space.
- 12. Roofing material will, be consistent with the current style and design of the Unit's roofing. Roofing will be equal to or higher in quality and durability. The color and texture will be as close to the current roofing as possible.
- 13. The porch wall opening height, from cement patio to crossbeam should be as close to 8' feet as possible.
- 14. The lower exterior wall (knee wall) should match the design of one of the existing porch walls in the Association.
- 15. Porch screens will be made of white-painted aluminum with charcoal fiberglass screening. Screens will be attached within each structural opening, not overlapping the structure.
- 16. The porch interior will have a closed ceiling of bead board with screen moldings on any seam.
- 17. No hose bib may be located inside an enclosed porch.

Question- Do I have to get an ABC modification approval for a whole house circuit breaker?

Answer- Yes and the work needs to be done by a licensed provider.

Question- When a homeowner sells their house is it their responsibility to remove their satellite dish?

Answer- Yes

Finance Committee

Lydia Dumas, Chair

Kerwin Day and Kevin Hanlon presented: Along with Tech help from Caryl Hanlon

Made a 10 slide Power Point presentation discussing the Reserve Account budget

(Numbers correspond to a slide)

- 1) Explained why we have a reserve account.
- 2) Provide funding for the replacement and or maintenance of big ticket item the Association owns.
- 3) The reserve is split between accumulation and spending periods. With the current level of funding we anticipate our reserve balance to grow to \$500,000 by the end of 2027. Note the increase of \$20,000 to reserve contribution in 2022 and 2027. This bonus is due to no scheduled painting in those years.
- 4) We begin our major Expenditures starting in 2028 with Asphalt. And replacement of roofs in 2033 and 2034. The reserve balance reaches its low point of \$15,400 at the end of 2034. This balance is positive only due to the painting bonus.
- 5) The resale value of our homes directly correlates to the balance of the reserve account.
- 6) Our current funding of the reserve is 21.9% of our dues.
- 7) What if we reduced the funding to 12%? We would only accumulate \$317,000 of the needed \$500,000.
- 8) We would incur a deficit of over \$340,000. Can you imagine the special assessment that would be required to meet that deficit?
- 9) How did we get to this point? (slide shows the history of the reserve balance 2014 to 2019)
We have been only able to accumulate little to the reserve balance due to the necessary capital expenditures.
- 10) We are not going to allow the reserve just to sit in a bank account. We are investing the reserve account in interest bearing accounts and are taking advantage of interest compounding to aid in the growth of the reserve balance.

Conclusion: We need to maintain, at a minimum, our current level of 21.9% contribution to the reserve account.

The Finance Committee will report on the 2020 Operations Budget at the next COA meeting.

A copy of the slide presentation will be posted on the Magnolias web site.

Recreation Committee

Caryl Hanlon & Karen Moyer, Chairs

Thanked committee members, Karen, Jeanne, Susan, Catherine & Diane. Marcy and Cindy also assisted in our projects.

Pool opening on June 1st was a great time with over 50 residents and guests attending. Special thanks to Warrens and Downing's for setting up shelters from the sun.

Pool furniture has been purchased. It was chosen for the warranties and guarantees. The chair and chaise slings are stain resistant, but please use towels when using sunscreen and lotions.

Celebrate the new look at the pool with a community get-together on August 3rd at 5pm. We will be serving pulled pork & chicken. Please bring a side or dessert and your own beverage.

The fitness center has a new seated elliptical. Try it out! A special thanks to Tom & Karen Moyer for assembling the equipment and rearranging the fitness room. It is more spacious and user friendly.

Weekly and monthly activities are posted on the board next to the mail kiosk. Book club will be starting up again on August 27th. If you are interested, contact Caryl Hanlon in Unit 2. Several people in the community would like to start a poker evening. Please contact Richard Franzell in Unit 61 if you are interested in playing poker.

An informal gathering is taking place at the pool on Friday evening. Join your neighbors while the weather and the pool are warm.

Care Committee

Cindy Monk, Chair

- 1) Thanks, first of all, to the Care Committee members.
- 2) Thanks to all who participated in and attended the Pool Party event and Cake Walk. A special thanks to all those who generously donated to the Care Committee and to the Recreation Committee who sponsored the very successful event.
- 3) The Care Committee would appreciate it if residents would let us know in the event of a death or major surgery in our community. We would like to provide assistance in the form of a meal or send a card to those in need. We understand privacy concerns and that sometimes people don't want or need assistance. Handouts with contact information for the committee were passed out and it was noted this document is available on the Magnolias website. A request was made for the Care Committee contact information sheet to be posted and this will be done once private information is removed.

Announcements

New Homeowners Q1 2019

Suite 12 - Ivy & Gregory Pittman

Next meeting

Saturday, July 20, 2019 at 4pm

Motion to adjourn- Judi Taylor second Kathy Malone