

# *Covered Bridge at Barnes Mill Condominiums*

## **Quarterly Association Meeting**

**Minutes for Thursday January 20th, 2022 7:00pm to 7:50pm**

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**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 (can use the “raise hand” button in Zoom) 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](mailto: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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### **MEETING Minutes**

#### **Call to Order**

Randal Whitten

25 Homes/31 Residents in attendance – Quorum established

#### **Non-Denominational Prayer**

Randal Whitten

#### **Approval of Agenda**

Randal Whitten

Motion by Chip Nimick, Seconded by Charlotte Manley, Motion Carried

#### **Welcome 5 minutes**

Michael Weinman

Welcome New Residents

Marcy Rosenbaum

Dorian & Melvina Jefferson – Suite 19

David & Dottie Meyers, Barbara Brooks – Suite 54

Thank You:

Jim and Linda Brown for planting the pansies and maintaining the pansies at the pool.

Caryl and Kevin Hanlon and Cindy Monk for taking down and cleaning the pool umbrellas and storing them for the winter.

Recreation Committee for decorating the Clubhouse for Christmas and taking it down.

Recreation Committee for planning the Christmas Caroling.

Ellen Lord for taking down the wreaths at the front of the neighborhood.

Michael Weinman for putting up the new mailbox for COA dues checks in the Work Out Room!!

Angela Davis and Greg Pittman for counting the votes for the Director's election.

#### **Review of Minutes**

Marcy Rosenbaum

Approval of Minutes from October 2021 Quarterly Meeting

Randal Whitten

Motion by Doug Barron, Seconded by Charlotte Manley, Motion Carried

#### **Election of Director**

Randal Whitten

Announce Voting Results

Angela Davis

There were 48 ballots cast. There were 48 votes for Michael Weinman. Michael will continue as President of the COA for another 2 years! Congratulations Michael!

#### **Board of Directors Update**

#### **Treasurer's Report**

Ellen Lord

Foot note to New Homeowners: Quick History of the Reserve Account

When we took over the Association from the builder after 9 years building up the community, he left us with only \$18,946K in the Reserve account.,

In- Jan-March 2015 we withheld 2% .

April to December we increased it to 5,33%.

In 2016 we increased it to 13%.

2017 15% .

From 2018 to current we are contributing around 21.18%

Since 2016 we have added \$408,847.29 to our reserve account at the end of 2021. Since 2017 to current, we have expensed \$190,483.40. The goal of the community/committees and the Board

Is to maintain our community to keep the values up and live in a community we love.

Income:

4th Quarter- income \$314,752 on a plan of \$311,416

\$3,336 1% over plan- 6 homes sold in First , Second Quarter , Third Quarter and Fourth Quarter. Suites 13,27,31,70,64 and 20. Late fees, Clubhouse rental and closing letters and lease renewal.

With the current income and expenses for the year will still be in the black \$210.08

Cash balance at yearend was \$430.04

Expenses:

4th Quarter- Expense \$277,792 on a plan of \$288,427.

\$13,970.85 4.84% under plan. This number includes Capital expenditures.

Prepaid Insurance for January 2022 had to be paid early due to mailing issues. \$2,959.82

Irrigation Repairs – we budgeted \$4,000 but repairs were \$5,093.25 we were over budget (\$1,093.25)

Irrigation – we budgeted \$8,735 budget cost were \$10,079.61. we were over budget (\$1,344.61)

Large Ticket Items:

Wood Rot- We only had a budget of \$7000 for the year and we have expensed \$13,280. We were over Budget (\$6,280.00). NOTE: we have budgeted \$12,000 in 2022 wood Rot

Capital Expenditures:

The only 4th Quarter addition to Capital expenditures was the new garbage disposal we purchased for the Clubhouse \$295.00

Currently we have \$218,363.89 in the Reserve account at yearend.

Wood Rot 1st Quarter 2022-

Michael, Marcy and I walked the community for 2 days identifying wood rot on homes.

We have taken pictures and Marcy has compiled a detail list of the work that will need to be completed. We will reach out to Regi Painting and schedule time to walk with him on getting Quotes for the work.

The homes that are scheduled for this year's painting are as followed

Suites 33-34,46-47,51-52,58,37,55.

Approval Treasurer's Report

Randal Whitten

Motion by Greg Pittman, Seconded by Bobbie Teague, Motion Carried

## **Secretary's Report**

Marcy Rosenbaum

1. We have just finished our first year with Property Masters doing our landscaping. The neighborhood looks great. They are now busy with winter pruning. This will take a while get through the entire community.

We had 6 lawn treatments completed for 2021.

2. When we were doing our major community planting project in the early spring, we didn't have enough money in the budgeted plan to spruce up Suites 33 and 50. There was money left in the yearly landscape budget and it was decided with the Teague's that we would use that to add some plantings to Suites 33 and 50. That total cost was \$980. Suite 33-\$475 and Suite 50 was \$505.

Then Suite 40 had an erosion problem where the dirt had washed away from the foundation. The solution was to build up the shrubbery bed and add another rock wall to hold the dirt in. It has been done but not correctly. They are coming back to redo it with much more dirt and larger rocks. The cost for this is \$1,000. We were within budget on all of these things.

#### Pro-Gutter

We just had our second cleaning for technically 2021 on January 13th. They were supposed to be done the last week in December, but Covid got in the way.

There are 6 homes that need gutter repair- when we were doing our wood rot check these gutters screamed they needed help. Two of the homes 39 and 40 were already on the list.

Suite 23,39, 40,55,56, and 70.

Suites 23,39,40 55 and 70 are all covered under our yearly maintenance agreement. There will be no charge for those repairs. Suite 56 needs a lot of work as the gutters are pulled away from the house and the spikes are all either pulled out or almost out. In order to repair correctly that all has to be replaced as well as hangers attached. This will cost \$350.

Pine straw- We just got the delivery date today for pine straw tomorrow. They are delivering 2545 bales. We are paying \$5.50 per bale installed by Green Town. This cost is \$14,000. This is 545 more bales than the last several years of 2000 bales. Homes will be spread first with a thick application. The left over will go to the common areas starting with the Clubhouse and front islands. There will be enough for the community. Our priority is to give the homes a thick coverage.

#### Questions-

Doug Barron- How will we know that we really have the correct amount of bales of pine straw?

Michael- We bid on the coverage. We adjusted the budget to account for the amount that was quoted. 2545 bales. We will try to count the bales as they are put around the community. I can figure out how many bales can come in a drop off trailer.

Greg Pitman- Green Town should have a receipt for their purchase.

Marcy- We will ask to see it.

#### President's Report

Michael Weinman

#### Rules & Regulations Update

Thanks to both the Landscape Committee for their Recommendations, and to the members of the Rules & Regulations Committee who put in a great deal of time over multiple meetings to hammer things out to provide quiet enjoyment of our community while allowing homeowners to express their individuality.

Here are the changes:

- Late Fee & Bounced Check fees increasing to \$40.00
- Clubhouse Rentals may require additional cleaning fees based on the COVID environment at the time of rental
- Annual & Perennial planting within existing landscape beds
  - In order to maintain a consistent appearance throughout the community annual/perennial plantings within landscape beds cannot be permitted to grow out of beds, over curbs/sidewalks or into streets, exceed the height of shrubs in those beds, up walls/stairs/stoops/porches/rails, or encroach on common elements
- Flower Pots (maximum eight per home in colors/patterns that complement the design of the community)
- Bird Feeders (maximum two per home – maximum 84” high if placed on a post)
- Security System Sign (maximum one in front & rear per home) and window decals (maximum one on each side of home)
- American Flag no larger than 3’ x 5’ hung from a porch post or frame (maximum one per home)
- Decorative items, no larger than 42” in height by 36” in width/depth or diameter (maximum two in front and two in rear per home). The item may be positioned on the home’s front porch or rear unenclosed patio. As indicated above, the item must be comprised of a substance and color that complements the appearance of the community.
- A professionally-made real estate sign may be placed in the lawn or landscape bed of a home for sale
- Free Standing Fountain (max 42” high x 36” width/diameter)
- Changes to prohibited items
  - Any yard/house signage that advertises commercial services, political/social causes, or detracts from the look of the community
  - Window decals and window darkening materials including frosting or other glass-obscuring material
  - Window boxes
  - Using pavers to increase the width of sidewalks
- Satellite Dish – installed on roof only, maximum one per home (must be removed prior to sale of home)
- Trees - trunk must be at least 2” in circumference and at least 5’ in height
- Full view Storm/Screen doors (Andersen 4000 or similar recommended) for front door
- A self-storing or split view Storm/Screen may be used on the rear door

Questions:

Doug Barron- Clarification on whether you can have 2 items per house front and back. Does that include a fountain as the two?

Michael- My understanding is that there can be two pieces of yard art and one fountain.

Howard Gooden- Is there any consideration for cleaning of the curbs in the neighborhood? Could the association take that on?

Michael- Curbs are the homeowners responsibility. The COA cannot afford to do it. We had looked into it a couple of years ago and it would raise COA dues another \$10 per month.

Howard- The worst curbs are around the common areas.

Michael- We cannot do it at this time but will take it under advisement.

#### Master Association Update

- Master Association voted to approve proceeding with the development of the 55+ Rental Community on the corner of EW Connector & Hicks Rd
  - Fullers Loch voted against the development; all communities on the north side of Connector voted in favor and the motion carried
  - This will result in a \$200K initiation fee to the Master Reserve and \$15K towards the Master Operating Budget annually
  - This benefits our community since it will reduce our financial liability
- Re-negotiation of Master Association contracted netted us a savings of over \$4,000 towards our annual contribution to the Master Association
- Approval occurred in November – we do not have a status update on the progress at this time, but will update the community as we get them. The project may take up to 2 years to be completed
- A larger waste receptacle has been ordered to supplement the pet waste station on Aunt Lucy Lane that has a tendency to overflow

#### Questions -

Greg Pittman- With the new construction that is going forward at the corner of Hicks and the connector how will the extra funds that affect us? A reduction of dues?

Michael- The problem has been for many years the Master has been run by the President of Fullers Loch. This year we and the Townhomes stacked hands and decided to try to lower our contribution to the Master by getting better bids that saved the Master a lot of money. There currently is no reserve for the Master. This money that will be coming in will take care of any major issues on the Master property. This will eliminate assessments to our community. We are always looking for ways to lower our Master commitment.

Howard Gooden- Why are we paying towards the pool and tennis courts across the street?

Michael – Approximately 12 families use the amenities across the street. If I could divorce us from the Master I would. We have to pay toward the Master because our property is on the Master land. We would have to have the little townhouses and the big townhouses all on board to try to separate ourselves from the Master. At this time the big townhouses are not interested. It also would cost a lot of money on legal fees.

Davina Godwin- When they put in the larger trash container for pet waste it is important to have it picked up weekly. It smells!

Michael- Pick up is weekly. There was a gap in services when the contracts were being transferred to the different vendors. Originally the contract was for bi-weekly pet waste pickup. It has been changed to weekly.

#### **Committee Reports** *5 minutes per Committee*

##### Recreation Committee

Caryl Hanlon & Cindy Monk

There is no report this quarter. Nothing is planned right now. Stay tuned! The Christmas caroling was a huge success.

##### Architecture & Building Committee

Chip Nimick

The responsibilities of the Architecture & Building Committee focus on the structure and exterior appearance of the 70 units in our Association (including their limited common elements such as walkways and driveways) and, secondly, of the common element structures (including the clubhouse and pool and roadways).

The Committee's goal is to maintain a consistently high standard of aesthetic appearance and safety across those areas of responsibility.

The Committee's process is to advise homeowners and the Board on proposals to modify anything in those areas of responsibility. The Board has the final say on whether a proposed modification is approved.

On the Magnolias Web site there are several documents that explain the rules and recommendations that apply to such modifications. In addition to those resources, homeowners should feel free to contact any member of the Committee with any question about the appropriateness of a modification being considered.

We welcome additional volunteers to our Committee, from anyone interested in maintaining the aesthetic standards of our community.

The last three months have been relatively busy, with architectural modification requests received for

- 4x handrail installations (units 41, 53, 2, 8)
- 2x storm door installations (units 63, 66)

All of these were approved.

On a different topic, Cobb County is one of the few counties in the country to participate in the Hefty Energy Bag recycling program.

Through this program, one can recycle nearly all of the plastics that are not accepted in our blue recycling bins, including sheet plastics and styrofoam. Homeowners put these plastics in orange bags and place the closed bags in the regular recycling bin on pickup day.

Our trash company, Custom Disposal, is participating in the program by transferring the collected bags to a furnace where a pyrolysis process turns the plastic into natural gas.

Chip Nimick in Suite 42 has starter bags and information sheets for anyone who would like to start recycling these plastics.

Care Committee

Meghan Mohn

Megan sent in these notes.

Care has helped this last quarter-

4 neighbors who were sick, injured, or hospitalizations/surgery

3 sickness or death in the family

1 new neighbor welcome dessert

**Close Meeting**

Randal Whitten

Motion to Adjourn made by Tom Stephen, Seconded by Charlotte Manley, Motion Carried

**Next COA Meeting Thursday April 21, 2022**