

April 15, 2021 Quarterly Meeting

35 Residents

27 Homes

President Welcome- Michael Weinman

Showed a slide of the Committees and people on them. He encouraged the residents to join a committee to help the BOD govern the community.

Welcome new residents- Marcy Rosenbaum

Rhonda Wade Lopes Suite 70

John Kossenyan and Frank Bearse -Suite 27

Approval of Agenda- Motion-Chip Nimick

2nd- Tom Stephens

Approval of the Minutes- Motion- Caryl Hanlon

2nd-Charlotte Manley

Treasurer's Report- Ellen Lord

Income

1st Quarter- income \$91,241 on a plan of \$78,638.

\$12,603 or 16% over plan- this is due to homeowners that have prepaid dues in advance

Expenses:

1st Quarter- Expense \$41,263 on a plan of \$57,830

\$16,567 or 28.65% under plan

\$11,000 of this is because Pine Straw was budgeted for 1st quarter and will not be installed until April.

This is due to Landscape Project.

Water/Sewer is \$2,699 under budget, likely due to a billing delay for the meter change out.

I spoke with Cobb Water on April 8th when we received a bill for the same amount as last month

\$321.60. They think when the new meter was installed it was not reset . We won't know the outcome Until they come out to look into the issue.

Large Ticket Items:

Wood Rot \$7,580 on plan of \$7,000 – Original budget was \$6,000; moved and additional \$1,000 From tree trimming budget.

Pergola Removal \$1,100 – paid from our Contingency Fund.

Farmers Insurance renewal increased by \$1,200 annual budget. Covered a \$500 increase.

We are working with Farmers on options to reduce this, also getting quotes from other providers.

Capital Expenditures:

1st Quarter we started with \$181,833.98 and contributed \$8,162.70 as budgeted.

\$4,356 spent as budgeted to completed second phase of Roof Punch outs.

\$400 to cover Federal Income Tax on 2020 Reserve account interest.

Landscape Project of replacement of Shrubs was in Budget for \$25,000 but with our 5% discount

Invoice came it at 21,239.90. under plan 3,760.10.

At our current spending we are projected to end the year with \$ 221,214.22 in our Reserve Account.

We are schedule to go Delta Credit Union on April 19th to investigate a CD for the Reserve account .8 % yr.

Foot Note: Pressure washing is scheduled for May 11th each homeowner will be responsible for paying.

Make check out to Mary Amos Williams or pay with cash directly as the come to your home.

\$150.00 – house, curbs, sidewalk/porch and driveway

\$75.00 – curbs, sidewalks/porch and driveway.

If you have not signed up and are interest, please send us an email at the HOA website.

Motion to pass Treasurer's Report Motion-Chip Nimick

2nd- Rhonda Wade Lopes

Questions- Rao Guduru- What is the excess collection of money from? Is it due to the sales of the homes?

Answer- Most of it is from residence who pay their HOA dues in advance and from the sale of 2 homes.

Doug Barron- My house is due to be painted this summer. When they paint will they pressure wash the brick and the stone when they clean the body of the house?

Answer- Yes they will pressure wash the entire home.

Secretary's Report

1. Property Masters-

Hard Pruning done in February

March started mowing, edging blowing.

Shrubbery beds sprayed for weeds.

2 applications of pre-emergent weed killer applied since January.

An amazing reduction of weeds this spring

Going forward we will have fertilization and weed control 4 more times.

The planting project went smoothly except pine straw has been a challenge.

Going forward if you have had planting done at your home please keep an eye on your shrubs. If we have not had rain in 4 days, please water well. We want to allow the plants to establish themselves and then they will only need irrigation 3 times a week from the sprinklers.

3. Gutters-

Pro Gutters has checked and repaired Suites 31,70,27 and 41(\$89).

There has been no extra charge for these suites as the work was covered under our maintenance contract plan.

1. Affordable Irrigation- Start up the last week of April. We will let you know the exact date when we get it. Please email us if you think you have an issue with your irrigation from last year.

Questions-

Chip Nimick- The bushes have their new spring growth and are looking a bit ragged. They are in need of trimming when will they start trimming?

Answer- They started today at Suites 1-10. They have been given a picture of the entire community and will be pruning in sections divided into 4 sections. Each home will be pruned monthly. Your house is about 2 weeks away.

Doug Barron-I have a bone of contention with the clean up of this crew. We have new pine straw and they trimmed and made no effort to clean up the trimmings. They left trimmings all over the pine straw. If I am being too critical expecting too much let me know. In my opinion they are not doing what they should. If it is acceptable to the neighborhood I will have to live with it and clean up my own yard. To me it is lack luster. They seem not to care about the back of the houses on our street.

Response- Marcy- I will talk with them.

Doug Barron-I know they are sending videos I am sure they did not send this.

Response- Marcy-They are not sending videos. We walk the neighborhood all of the time. I saw that they did not clean up well and asked them to go back. By the time I got back there again they were gone. We will have a discussion with them next week. I am going to say that the Landscape Committee and the BOD are always walking the community. The expectation of perfection just is not going to happen with this company or any other company. We are doing the very best we can. hope you will give this company time. They seem to want to satisfy us. Expecting all clippings to be removed from the pine straw is not going to happen. Not even sure it is possible!

Doug Barron-This is the 4th time we have had a conversation about this company asking them to do things. The answer I got was we will talk to them again. If this is what we can expect then I will take care of it myself and live with it. That is all I am asking. Make a decision from a management level.

Michael- We will stop by tomorrow. I don't think we are willing to lower our standards. We will address it with them.

- Doug Barron- While you are back there look at the pine straw. The reason for ground cover is to cover the ground. You can still see rocks and dirt in some areas. There seems to be a discrepancy in the volume of pine straw being put down on different days. There are some yards that are deep and rolled . If it is the back side of the house maybe they don't care.

Response- We will look at it.

Presidents Report:

Pool standards for 2021 season – thanks to our COVID Co-Captains, Megan Mohn & Doug Barron, the Rules & Regulation Committee (Davina Godwin, Catherine Warren, Rao Guduru),

and Caryl Hanlon representing the Recreation Committee for their help and input in developing standards for us to open the pool this year:

- Pool hours 6am-10pm
- Maximum 50% occupancy (65 persons)
- Maximum 4 non-resident guests per household per visit
- Waiver required from all residents & guests over the age of 18; underage guests require waiver from parent/legal guardian
- No large parties/events permitted
- Adhere to COVID signage placed at pool and clubhouse entries
- Anyone exposed to COVID within last 14 days may not enter pool area
- Anyone exhibiting COVID symptoms may not enter pool area
- Residents must report to BOD if they or any of their guests test positive for COVID within 14 days of use of our facilities
- Common surfaces cleaned once daily by 11am by volunteers
- Cleaning materials will be provided at entrance and throughout deck area – residents are responsible to disinfect before/after use
- Residents and guests must observe Social Distancing as recommended by the CDC between other groups
- Use of BBQ and bringing food is permitted – sharing between groups is not
- These rules are in addition to/supersede the Rules & Regulations published at: www.magnoliasatbarnesmill.com/hoa-docs

Recreation Committee- Caryl Hanlon

- Thanks to the Committee for the Valentine Bingo evening.
- "Walking Off the Pounds" has resumed on Tuesdays and Thursdays at 4 - vaccination required.
- Yoga will begin again on Mondays. A notice will go out to the community.
- We will try to plan a pool opening if guidelines allow.
- Looking for new Committee members and any ideas
- Book Club- Please call me if you are interested in joining

Landscape Committee- Bobbie Teague/WH Teague

We know Spring is here! But if you're in doubt, just step outside for a short period of time and experience the yellow pollen that is playing havoc with our allergies and sinuses. The flowers and trees, however, are very pretty.

With Spring's arrival, we homeowners begin to plan our outside projects, whether it's planting flowers, installing mulch/pine straw, repairing lawns and/or having sod installed. It's a busy time of year.

As you plan to make landscape changes to the area around your home, please be reminded:

- Prior to starting your project, a Landscape Modification Request must be completed and submitted to the Board or Landscape Committee with full description of work to be done.
- Work on your project cannot begin until your Landscape Modification Request has been approved by the Landscape Committee and the Board.
- Once your Request has been submitted, please allow five (5) business days for the approval process to take place.
- When your Request has been approved by the Landscape Committee, the Board will review and communicate its status to you.

Another item to be brought to your attention:

When you submit a Modification Request to install edging around the pine straw beds at your home, please be aware that a Rule was established on April 1, 2021 regarding its installation. It is important that edging be placed no more than 1½" above the ground. This requirement applies to all types of edging material used.

If you're in need of a Landscape Modification Request, they can be found on the Magnolias website, magnoliasatbarnesmill.com.

Care Committee- Megan Moeh

I want to thank Marylynn Berlin for being such a help when I was out of town.

We are looking for people to join the Care Committee.

We try to take a meal to residents who are recovering from surgery, had a close family member pass, Please let us know of any resident who might need our help.

Megan Moen-678-641-5859

megandiebold@gmail.com

Motion to close the meeting- 45 minutes long!

Motion- Bobbie Teague

2nd- Tom Stephens