

Covered Bridge at Barnes Mill Condominium Association
Minutes of Board of Quarterly HOA Meeting
April 20, 2017 7:30p

Prior to the Quarterly HOA Meeting of Covered Bridge at Barnes Mill Condominium Association, birthday cake and ice cream honoring the birthdays of Gerri Asbury and Betty Franklin, was provided to those in attendance.

The Quarterly HOA Meeting of Covered Bridge at Barnes Mill Condominium Association met on Thursday, April 20, 2017 and was called to order by Moderator, Randal Whitten at 7:30p.

Of the 70 homes occupied, 27 homes were represented with 36 homeowners were present.

Randal distributed to those present a copy of the Agenda for the night's meeting. A motion to approve the agenda was made by Judi Taylor seconded by Judi McGhee. The motion carried.

President Brad Richardson welcomed everyone to the meeting with a special welcome to Katherine and Joey Warren, Suite 26 and Shirley Major and fiancé, Suite 11

A review of the minutes from the Annual meeting on January 19 was discussed by Bobbie Teague. Randal asked if there were questions regarding the minutes that were distributed via our web page and there were none. A motion was made by Chip Nimick and seconded by Cal White to approve the minutes. The motion carried.

Report of Officers

President's Report – Brad Richardson spoke to the residents regarding two Amendments that are already in process to be implemented. They are:

1. Gutters and Wood Rot – becoming the responsibility of the HOA. This amendment should be finalized in approximately 8 weeks.
2. Replacement of Trees – trees that are removed by a homeowner (after Landscape Committee and Board approval) must be replaced by a tree on the Magnolia Approved Tree List (provided by an arborist for our development) and must have a girth of 2½ inches or larger and 5 feet or taller in height. This amendment should also be finalized in approximately 8 weeks.

Brad also spoke regarding a couple of amendments that require homeowners votes as a result of issues brought up by homeowners.

1. The initial Amendment was to address garbage cans being left out of resident's garage on a regular basis as opposed to being left out only on specific trash collection days. Brad stated there is a discrepancy in our Declaration and By Laws vs. our Rules and Regulations and asked for a vote on whether they want the Declaration updated and formally changed to name specific exterior suite's numbers (those with no residence facing the back of a home) to be allowed to leave cans outside on a regular basis while interior suites (with residences directly behind them) to adhere to leave the garbage cans in the interior of the garage unless it is a specified trash collection day. A motion to make the change allowing those homes on the perimeter of our development to leave their trash receptacles outside and the interior homes to have

their trash receptacles inside was made by Judi Taylor and seconded by Juanita Tolbert. The motion carried by those in attendance. However, in order to change the amendment, a 2/3rd quorum of all homeowners is necessary. The Board will send a note to all homeowners asking for their approval or disapproval to change the amendment.

2. The second Amendment was regarding State Farm. Due to the current wording in our Declaration, State Farm has advised they will only repair/replace the original structure and nothing more. However, State Farm's master policy covers additions made to the original builder structure and any approved modifications made by the homeowner. So, an amendment changing the verbiage in our Declaration is necessary so that approved modifications our residents have made are covered by State Farm's master policy. There is no additional premium for the homeowner or for our association. A motion was made by Cal White and Seconded by Lydia Dumas to make the change in our Declaration and the motion carried. Due to the fact that a 2/3rd quorum is necessary, the Board will also send residents a note asking that they vote on this amendment change. A quorum of homeowners was not in attendance at the quarterly meeting.

Treasurer's Report – Ellen Lord first discussed the Clubhouse facelift and thanked all that were involved with the improvements and any donations made. Thanks to Caryl and Kevin Hanlon, Chip Nimick, Marcy Rosenbaum, Bobbie Teague, Terri Stephens, Victoria Nahum, Blackie Lord with a special thanks to Flo Hill for hours and hours of research, design and shopping. It was also stated by a homeowner that Ellen Lord provided much help with the facelift. Thanks to Ellen as well.

1st Quarter 2017 Projects:

- Preventive maintenance (wood rot, etc.) has been completed on the homes to be painted in 2018 and 2019. The cost of the maintenance was \$1,550. One homeowner questioned who would be inspecting the homes to make repairs and Ellen stated CertaPro Painters would as that is part of their contract.
- Southern Hydro Vac met with Ellen to inspect our storm drains. The representative stated our storm drains were clean and at this time in no work was required. When cleaning becomes necessary, their charge is \$285 per hour and \$150 per truck load to haul away the debris. They will inspect free for us for the next 5 years. The company recommended we move up on the Reserve Study from 2031 to 2022, just in case we have issues with the storm drains.
- Concrete Solutions has completed their work replacing broken concrete in service drives and curbing and repairing cracks in the concrete areas. Some homeowners expressed their desire to have Concrete Solutions repair or replace areas in their driveways or sidewalks at the homeowner expense. Concrete Solutions worked very diligently and everyone seems very pleased with their work. They will be doing additional work next year which will include the pool decking and additional service drive repairs.
- Brite Line completed the sealcoating of our asphalt roads within the development. Striping of visitor parking spaces and painting of handicap decals should be completed by April 26. The sealcoating looks very nice and clean.

- Ellen has met with CertaPro's new owner regarding our contract for the next 3 years. With the new contract that was negotiated, CertaPro has committed to painting one unit **free** each year. In giving us one free unit per year, we were able to move the painting schedule up by one year. There will be no price increase and painting one unit free per year allows us a savings of **\$8,250**. Painting of homes for 2017 (per the paint schedule) will begin the first week in August 2017
- There is a need to call a meeting of homeowners regarding the Reserve Study. Homeowners were asked to provide questions they might have after they reviewed the Study that was distributed to them in January. However, only one homeowner submitted questions. An email will be sent to homeowners seeking their choice of a weeknight or weekend to have the meeting. Once that has been determined, we will schedule the meeting.
- Ellen also reported the status of Suite 45's storm repair after the damage on March 21. She has been diligently working with the insurance company and contractors to make the necessary repairs/replacement. Repairs should be completed by May 5.
- Ellen discussed and reviewed March 2017 and March YTD Financial Reports with attendees. Financials are in good shape and there were no questions from the floor.

A motion was made by Chip Nimick to approve the Financial Reports. Judy Taylor seconded the motion. The motion carried.

Secretary's Report – Bobbie reported that she had been asked by the Chair of the Garden Club to seek volunteers to help the Garden Club plant summer annuals in the pool pots and the clubhouse flower beds in the next couple of weeks. This will be a "Beautify the Pool" day to include planting the flowers and cleaning the pool furniture. This work should only take a couple of hours. A sign-up sheet was passed around for those interested in helping.

She also reported that she had received a telephone call from George Lawton who was referred to her by a couple of homeowners. Mr. Lawton is a 20-year licensed tile installation and remodeling contractor and currently installs Grab Bars in showers and tubs and anywhere one might need. Brochures were placed on the table in the event anyone was interested.

Report on Committees:

Community Care Committee – Verna Gooden provided an update on activities since the Annual meeting in January.

- Provided potted plants for new homeowners in Suites 27 and 28
- Arranged for cake and ice cream prior to tonight's meeting honoring the birthdays of Gerry Asbury (Suite 6) and Betty Franklin (Suite 12).

Community Care Committee also reported they will be selling raffle tickets for \$2 each for three cash prizes of \$50, \$25 and \$25 at community social on Sunday, June 11 to assist in funding their work throughout the community.

Recreation Committee – Marcy Rosenbaum reported that we now have two great exercise programs in place and invited everyone to attend:

- "Walk off the Pounds" is fun and a great exercise program. Attendees exercise and walk to a video. Walk off the Pounds is offered every Tuesday and Thursday afternoon at 4:00p at the clubhouse.

- Yoga is offered on Monday nights at 6:00p at the clubhouse

The Recreation Committee is also trying to promote "Game Night". Next game night is May 12 where attendees will be playing Bunko.

The Committee would also like to offer Pool Night to be held the last Friday of each month at 7:00p. Stay tuned. More to come on that.

Unfinished Business

Brad provided an update of the Watkins Estate. As of the time of this meeting, the Estate is \$2,485 in arrears. Legally the HOA cannot pursue cutting off water or other procedures until the Estate is \$2,500 in arrears. The HOA dues/fees for May will put the Estate over \$2,500 owed to the Association. Brad will be working with the attorneys to pursue legal action.

Reserve Study Meeting with homeowners was discussed. Per those in attendance, a week night is their preference. The date of Thursday, June 30 at 7:00p was discussed. The Board will send a notice once the date has been confirmed.

Announcements

Brad thanked the Recreation Committee and the Architectural Control Committee for meeting with the Board to discuss their goals and objectives. The Landscape and Community Care Committees will schedule their meetings with the Board at a later date.

Brad also advised the homeowners that during the clubhouse face lift, a donation of the water fountains, the old TV with VCR and remotes, a mirror and a couple of small items was made to Calvary Children's Home in Powder Springs. The Board received a very nice thank you letter from them and we wanted to share with you. It has been posted to our web site. Please take a minute to read it.

With no other items on the agenda, a motion to adjourn the meeting was made by Cindy Monk and seconded by Chip Nimick. The motion carried and the meeting was adjourned at 8:35p.

Respectfully submitted,

Bobbie

Bobbie Teague
Secretary