

Covered Bridge at Barnes Mill COA Quarterly Meeting

Minutes: October 21, 2022

7:00pm-8:45 pm

Attendance:

Homes- 33

Residents-38

Call To Order

Randal Whitten

Non-Denominational Prayer

Randal Whitten

Approval of Agenda

Motion-Dan Gallivan

2nd- Doug Barron

Welcome

Michael Weinman

Welcome New Residents

Marcy Rosenbaum

A very sincere welcome to Mike and Betsy Montemayor in Suite 26 and Katie Faucette in Suite 42.

Thank you to Residents

Marcy Rosenbaum

1.Caryl Hanlon for reattaching the skirt in the women's bathroom. It had been taken down during Covid for fear of bleach! Also, for fixing the frame that fell that holds the Clubhouse Rules.

2.Recreation Committee – Buying the new storage box outside by the pool to store pool equipment for the residents. They used their fundraised money.

3.Kevin and Caryl Hanlon, Cindy Monk, Joan Roper and Harold Downing for putting the storage box together.

Approval of Minutes

Marcy Rosenbaum

Motion- Harold Downing

2nd- Mike Montemayor

Treasurer's Report

Ellen Lord

We had a great 3rd Quarter

Income:

3rd Quarter- income \$ 259,399.95 on a plan of 251,475.00

\$7,924.95 over plan- this is due to homeowners that have prepaid dues in advance and sale of 5 units

Expenses:

3rd Quarter- Expense \$219,057.11 on a plan of 228,303.27

\$ 9,246.16 under plan

Garbage pick-up Due to the increase in fuel Custom Disposal per the contract will be charging us for diesel fuel over \$3.00. In the red (606.38)

Roof Repairs- currently we are over budget for leak repairs /ridge edge (5 homes) but YTD we have \$2K budgeted. In the red (\$924.98)

Gutter Repairs- currently we are over budget but YTD we \$1K budgeted. (Marcy will report) in the red (\$125.00).

Miscellaneous- Not included in 2022 Budget. We purchase 2 additional Umbrellas for the pool area and wasp spray. (156.82).

Landscape Maintenance -Unique Landscape has taken over our community and they had agreed to charge us the same amount that Property Master was charging us. We had 2 additional weed and Fertilizers application remanding in budget and added this to Unique' s contract. The monthly contract is \$3,300.

Dirty Jobs- Waste Stations- The landscape company does not take care of the pet stations, so Marcy was able to get a company that works with Unique to start handling this service for us. They are charging us \$65.00, and the service has been amazing.

Landscape irrigation repairs- Expenses \$3,108.50 budget \$5k we are under budget \$1,891.50

NOTE: we added 1 12" spray head to Suite 24. Suite 19 and 20 added 2 heads, suite 11 replaced and raised 1 head. Suite 68 & 69 moved heads changed nozzles. Suite 17 changed out 2 nozzles and made

Adjustments. Repaired mainline leak by Suite 15 Total 945.50 (county reimbursed us \$175.25.)

Landscape -Grass replacement or ground covering- Expenses 4,547.17 budget \$ 4K we moved funds to cover the overrun. **Glass replacement for Suites 11,19,20,23,67. One crepe Myrtle suite 70 and replacement of 4 dead bushes at Suite 13**

Large Ticket Items:

Master Association Dues- Expenses \$18,916.80 budget \$ 23,500. we are under budget \$4,583.20

Painting- Expenses \$27,200 and budget \$25,000.00 we were over budget due to increase in material.

Irrigation – Expenses \$11,088.27 budget \$ 8,499.00 We are over budget (2,589.27) (some of this overage is due to leak that the county would not cover.

Compared to 2021 budget gallons have increased as well as cost per \$1000 gallons. Last year \$0.009 and this year \$0.012.

Water/Sewer- Expenses 31,045.84 budget \$26,028.00 over budget (5,017.84)

This is less days compared to last year but more gallons. Last year \$0.011 this year \$0.014.

Budget 2023:

I want to Thank the Finance Committee Members

Bobbie Teague, Kerwin Day, Doug Barron, Lydia Dumas, Randal Whitten and Tom Stephens, Mike Montemayor.

As well as Marcy and Michael for their help.

In April each member of the committee had taken section of the Reserve to update based on current cost and inflation.

Once completed, I have been compiling the information and we plan to meet sometime in

August the Reserve increases per approved by the committee and we also reviewed the 2023 Operating budget that was also approved.

Questions

Dan Gallivan- What happened with the Master and the lowering of our contribution?

Ellen- We renegotiated the contracts for the Master getting better prices for the pool, landscape, and maintenance for the big Clubhouse.

Dan- Why did it go from \$23,000 to \$18,000.

Michael- This was from the new contract negotiations. The new president at Fuller's Loch didn't want to have all that responsibility and we were glad to help knowing it would lower the Master budget numbers.

Dan- Did we get any new responsibilities for the Master? -

Answer -no

Mike Montemayor- I have noticed that the sprinklers in the common areas run a longer time than other sprinklers in the community. Has there been a study as to how much watering should happen?

Marcy- Each area has different sized heads which spray out different amounts of water. This has been discussed with the irrigation people. We now have Todd from Unique who is very interested in the correct watering of each area. Next spring, he will help with that.

Doug Barron- Was the master sensor fixed?

Michael- yes

Karen Lindgren- Why are there 2-line items for Landscape and three line items for Gutters?

Answer- All different items

Harold Downing- Where does the excess money we have at the end of the year go ?

Ellen- We roll it into the Reserve after we allow for float of some extra money just in case in the Operating Budget.

Harold Downing- Why not put it back into the Operating Budget which might lower our COA fees?

Ellen- We can't put it back into the budget. Putting it back into the Reserve is important. We want to make sure we always have enough money in the reserve to make sure there are no assessments to the community.

Presentation Of the Budget

Ellen Lord

Ellen went through line by line each item the community is responsible for paying. This spread sheet was sent to each homeowner 3 weeks ago to look over.

Budget Presentation Questions-

Dan Gallivan- On gasoline for trucks. Are you anticipating the increase to last all year? Or do you think it will drop?

Michael- Anything over \$3.00 will be charged.

Dan Gallivan- Did you amortize it?

Michael- Yes. Our assumption is that Diesel will stay up for the next 12 months.

Karen Lindgren- Clarification... We own the streetlights?

Answer- Yes

Karen Lindgren- What is the natural gas bill for?

Answer- Clubhouse

Karen Lindgren- Comcast?

Answer- Wi-Fi at clubhouse and the red emergency phone for the pool which we have to have.

Marylynn Berlin- Will the Care Committee be in the budget?

Ellen – Yes \$250 and the same for Recreation

Howard Gooden- Last year when we were looking at eliminating Flock why can't we eliminate that now?

Answer- We have homeowners who want Flock as well. We voted on it as a community.

Karen Lindgren- You can't see the sign or the camera as you drive down Aunt Lucy.

Howard Gooden- Is it worth it? I talked to 25 people several years ago who didn't want it.

Michael-We voted on it and it was narrowly passed.

Amelia Davis- Can we revisit it again when the contract is up?

Michael-Yes

Harrold Downing-I heard it was a split vote. Discussion to keep or stop was done at a meeting. There was a vote and it was a tie. Then after the vote it was sent out to the residents who did not come to the meeting. Why did you as a BOD lean toward yes? Why do we favor the addition of the expenses.

Karen Lindgren- I believe we had a quorum at the meeting and that Flock was going to be done. Next thing we know it is being asked of the people who didn't attend the meeting. If there was a quorum, a quorum is to decide things. then why didn't the BOD stand by it?

Michael- The Vote was 23-23. Including the people that were poled.

Karen Lindgren- Was that from the meeting or later after the people were poled?

Michael- That was after everyone was poled.

Karen Lindgren- Why were they poled?

Michael- Because the vote was not a binding vote.

Karen Lindgren- It's binding now.

Michael- Ultimately it was up to the Board of Directors

Marcy-There were 2 votes from Michael and me that were not cast at that meeting because we weren't sure how we felt. Then at that meeting we were asked if we could gather more opinions from the residents who did not attend. And as the minutes reflect, we said probably. We felt obligated to get a response from anyone who had an opinion. We didn't want people to feel excluded.

Mike Montemayor- It seems to me that you two are homeowners and have the right to cast a vote. Just because you reserved your vote at the meeting does not mean you can't vote. Used your vote to break the tie.

Michael- In the bylaws only the Budget and the vote for directors require a quorum.

Harold Downing- When we clear our schedules to come to meetings and the number are small we should go with that vote. People who decide to stay home and not come to the meeting should not have the right to vote. It is not fair. It's a convenience you give them. You make it easy for them not to come.

Michael- It is a "you are darned if you do and darned if you don't". I hear your opinion and appreciate it.

Dan Gallivan- you are opening it up if there is a tie vote for directors then the directors can break the tie. If you had a date that votes were to be in then you should not be able to cast your vote. There are rules.

Michael- There are rules in the bylaws that say the only binding vote is for Directors and Budget.

Judi Mcghee- If we are going to have a vote, we need to make it easier to vote. Proxys should be sent out like you did. Not everyone can make it to the meetings. They could be sick or unable to get to the meeting.

Ellen- we bring voting opportunities to the community whenever there is a big decision. Example the Landscape project.

Karen Lindgren-Could we make a motion now to revisit the Flock tonight? Since we have a budget issue going on.

Ellen- No because we have signed a contract.

Michael- We have a contract that is signed.

Ellen- If we cancel we do not get our money back.

Doug Barron- Why are we discussing something that has been voted on already?

Michael- The contract renews next year. We will revisit it next year.

Dan Gallivan- I was against Flock. However, I had a chance to have discussions with at least 6 people who feel safer with Flock. You need to weigh it in your thoughts. Some of the older people feel safer with Flock. There are 23 people that voted that they feel safer. They have not been represented here.

Ted Manley- Ellen is this the first time you used this form to present the Budget. It is very good.

Ellen- I use it with the Finance Committee and thought the community would be able to understand each item so I decided to give it out.

Reserve- everybody received the information. We need an additional \$20 in order to keep us out of the red . If we left the reserve the same by 2029, we would be in the red. By 2035 we would be in the red thousands and thousands of dollars. We are responsible for roof, roads, pool, clubhouse, all big-ticket items. We need to keep the reserve up to cover all these expenses when they are needed.

Reserve Discussion

Dan Gallivan- Based on what you said about the reserve money can we push things out to later.

Michael- We are basing the spends on the dates established by the Reserve Study.

Dan Gallivan- You say you need money for roofs etc. You won't have to replace 25 roofs at one time.

Ellen- We just keep accumulating the money and move it down each year when not needed.

Angel Davis- The HOA proposal of \$435 is starting to price us out. It could impact our ability to sell.

Ellen- We don't know what to cut. We are required by the DEC to maintain the community. We can't cut irrigation for example.

Angela Davis- Can we cut the \$20 for the reserve just this year?

Michael- Inflation is up so much. Before the failure of the tower condominiums that fell things were different. Now banks are requiring more in depth information on the financials, reserve accounts and reserve studies before they will authorize a loan to people. The impact might be worse if we don't keep up the reserve.

Marylynn Berlin-Why are the Veranda's and Carriages HOA so much lower?

Michael- There are many more homes on a smaller footprint. They are not holding enough in their reserves. Look at their roofs and you can see they are not replacing or repairing them because they don't have the funds.

Mike Montemayor- The HOA I came from was not good. When I moved in and took all the numbers into account we are spending less than our old HOA. You must take into account the economy. Better safe than sorry. The reserve was a positive for us.

Time to vote on the 2023 Budget proposal which will increase dues to \$435.00 per month.

These are the homes that voted; homes that have a “–” in their space elected not to vote either in person or by Proxy.

The vote was 28 Yes/15 No

The Budget passed

Vote by Suite:

- 1 Yes**
- 2 No**
- 3 No**
- 4 Yes**
- 5 -**
- 6 Yes**
- 7 Abstain**
- 8 Yes (Proxy)**
- 9 Yes**
- 10 No**
- 11 –**
- 12 –**
- 13 –**
- 14 –**
- 15 Yes (Proxy)**
- 16 Yes**
- 17 No**
- 18 No**
- 19 –**
- 20 –**
- 21 –**
- 22 –**
- 23 Yes (Proxy)**
- 24 Yes**
- 25 –**
- 26 Yes**
- 27 –**
- 28 Yes**
- 29 No**

30 Yes
31 –
32 Yes (Proxy)
33 –
34 Yes
35 Yes (Proxy)
36 Yes
37 Yes
38 –
39 –
40 No
41 No
42 –
43 –
44 –
45 Yes
46 –
47 –
48 –
49 No
50 –
51 No
52 –
53 No
54 –
55 No
56 No
57 Yes
58 Yes
59 No (Proxy)
60 Yes
61 –
62 Yes
63 No
64 Yes
65 Yes (Proxy)
66 Yes
67 Yes
68 Yes
69 –
70 Yes

Secretary's Report-

Marcy Rosenbaum

Unique Landscape Company-

As you all know we wanted to make a change from Cumberland Landscaping before January. After interviewing 6 landscape companies the BOD and the Teague's agreed that Unique was the most reasonable for the services provided. The companies we interviewed were

RGS Landscape Management- \$4684 monthly

Oak Hill Landscape Group- \$7,875 Monthly

White Oak Landscape- \$5,130 Monthly

Bloom'n Gardens Landscape- \$9,870 Monthly

Ground Game Landscaping- \$53,570 yearly split up with different monthly PMTs depending on when they were spraying the Lawn. Way to Expensive

Unique was willing to finish the 2022 year with the same monthly amount as we were paying Cumberland. We still had \$1,800 left for grass treatment that we offered them which brings our monthly payment through December to \$3,300 with a \$50 gas charge = \$3350. Staying in budget.

We have heard only good things about the work the crew is doing so far.

Affordable Irrigation – 7-26-22 Suite 24 added spray head nozzle checked coverage for new grass.

Suites 19-20- added 2 heads to each suite

Suite 11- replaced and raised 1 head

Suite 17-Changed out 2 nozzles and made adjustments

Suite- 67-68 moved heads, changed nozzles

Repaired main line behind Clubhouse

\$945.50

8-8-22- Investigated for a leak between Suites 15 & 16. Located the leak and repaired the mainline leak. \$508

10-3-22- We were having trouble all of the sprinklers were not running on Thursdays. Doug checked out the system and found a leak in the master sensor, so it was replaced.

Installed new Master Valve at the front

Installed 2 new controllers Suites 47,67 \$900

10-7-22- Replaced a broken rotor at Suite 39 and a broken spray head and nozzle at Suite 63. Also rechecked the main controller as the same no water on Thursday happened \$226

10-14-22 Winterized the irrigation system and installed a new controller at clubhouse (\$300). \$450

Total left in Irrigation Budget \$315. We are underbudget this year.

Pro Gutters – Renewed Maintenance Contract for July 22-July 23 \$715 . This went up from \$625 which we had for two years,

Gutter repair for Suite 33- moved and adjusted 3 water diverters – NO Charge

Downspout repair Suite 15- No charge

Tree Trimming - We had a second trimming this year. July 25th the following trees were trimmed away from the roof lines. 15,17,18,19,24,27,29,33,51,65,66,68 \$1250.

I will not be running for the BOD in 2023. I have loved serving the community for the last 4 years. It is time for someone else to take over the responsibility.

I of course will help anyway I can.

Presidents Report-

Michael Weinman

Master Association Report

The developer for the senior apartments on the corner of EW Connector and Hurt Rd withdrew from the project. They demanded 100% approval from all the associations within Barnes Mill and Fullers Loch declined to approve, so even though a majority of the Master Board approved the project the developer declined to proceed.

City of Mableton Proposal

The Board recommends that residents vote No for the city. We do not feel we are underserved by Cobb County, and as a “city lite” Mableton would only impact services like trash collection and zoning – and we have no problem with either. In our opinion this would only raise taxes without providing any benefit to our neighborhood.

Questions

Caryl Hanlon- I think when a big decision such as the building of the Senior Rental property happens it should be a community decision by a vote not let the BODs decide.

Michael -Duly noted.

Dan Gallivan-Are there any recommendations for the two BOD seats from the BOD.

Ellen- we are talking with someone about a position.

Care Committee

Caryl Hanlon/ Cindy Monk Co-Chairs

Thanks to the Recreation Committee members: Cindy Monk, Susan Olson, Jeanne Robinson, Joan Roper, Melanie Decay, Tracie Stephen, Charlotte Manley & Marcy Rosenbaum.

Thanks to all who assisted at the Ice Cream Social. It was yummy.

Thanks Committee for purchasing the pool storage box from funds raised through committee fundraisers.

Our Recurring Activities:

- A. Book Club (4th Tuesday) – posted in kiosk
- B. Walk Walk – Please text Marcy if not attending
- C. Singles – 2nd Thursday – contact Jeanne. Will start again in January
- D. Knitting/Crochet – 1:00 every Wednesday. Group growing. Crafts too.
- E. Yoga – Monday at 5 bring a mat and towel

New Events

- A. Coffee & Doughnuts
Saturday, October 29th from 9-11
Book sale/exchange in the clubhouse at the same time.
Collect books from 10/24 – 28. Bins outside the clubhouse.
- B. Must Ministries Collection - food and clothing
November 4th – 11th
- C. Caroling & Cookies – December 11th at 6:30
Parade through the neighborhood – decorate various vehicles & carry candles/lanterns since it will be dark.

Happy Fall!

Notes From ABC

Chip Nimick

The Architecture & Building Committee addressed two Modification Requests in the third quarter of 2022:

- A request to paint the rear porch floor and install gutter guards. This was approved.
- A request to install a wrought iron handrail on the rear patio steps. This was approved

With the departure of Nick Mohn, we would welcome any homeowner who would like to join the Committee and help out with the review of Modification Requests.

Motion To Adjourn

Motion- Doug Barron

Second- Kathy Whitten