

The Magnolias at Barnes Mill
Quarterly HOA Meeting
MINUTES
Thursday, April 19, 2018 7:00 PM

MEETING AGENDA

Call to Order: Randal Whitten

Welcome: Michael Weinman/BOD

Approval of Agenda: Randal Whitten, Motion: Terri Stephens, 2nd: Tom Moyer

Review of January 18, 2018 Annual HOA Meeting Minutes: Kathy Malone/BOD

Approval of Minutes: Randal Whitten, Motion: Susan Shaer, Motion Carried

Report of Board of Director (BOD) Officers

Secretaries Report: Kathy Malone/BOD

A) Email/Contact List Updates:

1. Each Homeowner is needed to keep our contact list current, please send an email with any changes to your contact information
2. List is available on the website
3. Distribution of the website address

B) The Architecture/Landscape Modification Request Form: The Modification Request Form for Architecture and Landscape are now separate documents. They are both available on the website and copies were made available for anyone who needed one

Treasurer's Report: Ellen Lord/BOD

A) Financial review and update: (See attached document)

Approval of Treasurer's Report: Randal Whitten, Motion: Caryl Hanlon, 2nd: Marcy Rosenbaum

Other Financial Updates: Ellen Lord/BOD

A) Recap of Reserve Account

B) 2018 Painting Schedule

President's Report: Michael Weinman/BOD

A) Insurance Update

1. There are three open items outstanding from our meeting on insurance
 - a. The Board has adjusted our deductible on the Association policy from \$10K to \$5K. Homeowners are responsible for paying any portion of that deductible that is assessed to them in the event of a Property Damage Claim.
 - b. The definition of which parts of a unit are assessed to a homeowner in the event of a claim includes the exterior surface of the unit as defined in the Declarations. There are no horizontal boundaries specified, so the exterior surface of the roof is included.
 - c. Common Area Liability Claims are the responsibility of the Association; in the event of a claim the Association covers the deductible for common areas that are maintained by the Association. Liability claims for homeowner improvements to common areas that are homeowner-maintained are the homeowner's responsibility.

B) Pool Renovation

Repairs to the pool deck totaling \$11,000 are complete, as well as the re-plastering and re-tiling of the pool itself costing \$19,000. The Cryptomeria next to the pool deck is deemed to not be the cause of the repairs and will be left as is. The pool is scheduled to open on May 5th.

C) Communications Board

Several members of the community who do not regularly access email or our website have requested that the Board find a way to keep them in the loop. As a result a Communication Board and Flyer Box have been installed at the mail kiosk. Only Board-approved content will be permitted.

Unfinished Business: Michael Weinman/BOD

A) Amendments

1. Trash Cans – there was no quorum reached on this question. The Board has decided that rather than spend money on an amendment all residents will be expected to keep their trash cans in their garages as required in the Declarations
2. Tree Replacements – with the updates to the Landscape Modification request process the Board has determined that the caliber of tree replacements can be monitored appropriately and therefore an amendment is not needed

B) Gutter Cleaning: A decision has not been reached to proceed with this yet; there are three options on the table

1. Update the rules and regulations to require twice-a-year gutter cleaning with residents to provide proof in the event wood rot repairs are needed otherwise the resident will be responsible for the repairs
2. Amend the Declarations (will need to pay legal fees) to state the same

3. The Association can take on the task of cleaning the gutters twice yearly. Early estimates of the cost are \$6800 per year which would work out to \$97 per unit or an \$8 per month increase in dues. If the Association assumes this task then homeowners would not be assessed for wood rot repairs to the fascia behind the gutters.

New Business: Michael Weinman/BOD

A) Amendment to Eliminate Rentals

The Board is considering proposing amending the Declarations to eliminate rentals. We are in the early stages and appreciate feedback from the community for this topic through our email.

B) Resident Requested Topics

Define Painting Responsibility on Screen in Porches

1. The Declarations assign the responsibility for maintaining improvements to Limited Common Elements to homeowners, regardless of when/who the improvement was done by.
2. Currently there is a fee of \$175 due from the homeowner should they want their improved porch area painted during their regularly scheduled exterior painting
3. There is a request from the floor that the Association should assume this responsibility – the Board will evaluate the financial impact and budgeting requirements of this request

Committee Reports

Architectural Control: Marcy Rosenbaum/Member

Architecture and Landscape modification forms have been separated. There is a specific one for each committee. You can find them on the website. The description of the Architecture and Building Committee has been revised and is on the website. Guide Lines for the ABC has been revised as of April 12, 2018. It describes the process of how to go about getting modifications approved. It describes what modifications need to be approved. It describes what materials and methods need to be followed. If you do not know how to access the website or cannot print off forms please let any one of us on the Committee and we will help or print for you.

Community Care: Marcy Rosenbaum/Chair

Marcy thanked both the Care and Recreation Committees for doing such a great job on the Chili Cook Off. She also acknowledged Caryl and Karen for sharing the event with the Community Care committee. Marcy thanked Verna for her guidance and Ellen and Michael for calling numbers for the raffle. The Chili Cook Off/Raffle event raised \$588 after reimbursing the Recreation Committee for items purchased for the Chili Cook Off.

Recreation: Caryl Hanlon & Karen Moyer/Co-Chairs

Caryl and Karen thanked the community for participating in the Chili Cook Off, saying it was very successful. They provided dates for upcoming social events: 1) Cinco De Mayo/Pool Opening get-together on May 5th, requested folks bring Mexican dips to share and beverages; and 2) a Wine & Appetizer Event to be held on June 2nd. They also shared details about other on-going: 1) Walk, Walk exercise group meets Tuesday & Thursday at 4:00 pm in the clubhouse, Balance class meets on Wednesdays at 1:00 in the clubhouse, Yoga meets on Mondays at 6:00 in the clubhouse and when the pool warms up we'll also have water aerobics on Mondays at 6:00 pm; 2) the Book Club meets last Tuesday of the month (contact person is Caryl Hanlon), 3) singles dinners every 3rd Thursday of the month (contact Marcy Rosenbaum), and 4) the ROMEO group (Retired Opinionated Men Easting Out) meets the 2nd Tuesday of the month (contact Dan Gallivan), and 5) the Hiking Club (contact Chip Nimick).

Finance: Kevin Hanlon/Member

Lydia, Ellen and Kevin currently form the Finance Committee; they are looking for one more person to join us. You don't have to have experience in finance. They meet quarterly. The Purpose of the Finance Committee, after backing out the day to day operation costs, we look at the engineering study for the intermediate and long term projects with an eye especially on those capital expenses (those outside the normal operating expenses) which will be incurred in the near future-two to five years. The Engineering Study was done by Ray Engineering two years ago in May 2016. The function of this study was to assess immediate, intermediate and long term capital improvement expenses between 2017 and 2033. At the time each of us received a copy of this report.

With this report the Board was able to calculate yearly capital improvement expenses and budget for them. The Finance Committee is responsible for identifying the short and long term capital improvement expenses and to negotiate the best contracts through the bidding process.

Since we own the utilities and streets and street lights as well as, the water and storm and sanitary sewer systems it is imperative that we maintain these systems. Other major capital expenses include but are not limited to painting of the units, roof replacements, pool patio furniture replacement, pool expenses including periodic resurfacing and replacement of pumps and filtration equipment, retaining walls, fitness center equipment, fence repair or replacement, seal coating or (long term) asphalt paving and concrete restoration. All of this information is in the report. The finance committee assesses the condition of these systems to maintain their optimal performance to avoid costly repairs.

Some may argue that "I may or not be around 20 years from now, let's kick the can down the road and let the next resident worry about it." First, we have all have a moral and fiduciary responsibility to the community to leave it at least as good as we found it. And, secondly it is in our best interest for purposes of resale to make the community attractive to future buyers.

Keeping up and taking care of the necessary repairs and or replacement of equipment and furnishing is the best way to insure the attractiveness of living here and maintains home value.

Kevin asked for volunteers to serve on the committee; Bobbie Teague agreed to serve.

Landscape: Tim Malone/Chair Kathy Malone/BOD

Clubhouse & Dry Creek Bed: We are making some improvements to the Clubhouse landscape. We installed a Dry Creek Bed along the service drive behind 22 through 53, Cobb County made some changes to the area between our property and the elementary school, subsequently we had make some changes on our side as well. We installed a dry creek bed to direct water to the retention pond. Initially it wasn't performing properly so Unlimited came back out and made the needed adjustments.

Mulching Service: just completed our first service, the second service will be in late summer and will be a touch up service, refreshing mulch in visible beds from the main roads, such as front foundations and tree wells. Next year, we will adjust the schedule, laying mulch in January/February and laying the second application mid-summer.

Pruning: shrubs look a little rough right now, but will fill in and heights will work better with window sill.

Irrigation will be turned on the end of this week. 2/3's of our irrigation heads already have rain sensors which will save money.

Garden Club will be planting flowers in the clubhouse beds and in the pots at the pool at 10:00 AM this coming Saturday, April 21st and everyone is invited to participate in this community project.

Plant Replacements: the builder put in sub-par materials, particularly the Indian Hawthorne which is not performing well. We are budgeting so much per year to replace these plants with better quality material.

Landmasters Contract work with the HOA: Kathy said that when she considered running for the board she and Tim (her husband and co-owner of Landmasters) agreed that Landmasters would no longer accept contract work from the HOA, but that they would continue servicing individual homeowners. Since then, Tim and Kathy observed that Crabapple and other Landscape companies were pricing project work for the HOA higher than what Landmasters was willing to price it. Landmasters was willing to reduce their pricing to save on costs. Kathy shared that Landmasters could also provide higher quality materials and better installation. Kathy asked homeowners to share their thoughts and after discussion, there was agreement that it would be a good idea for Landmasters to compete however, their quotes should be submitted blind along with a second quote from another Landscape service provider.

Rules and Regulations: Judi Taylor/Chair

The Rules & Regulations Committee consisting of Judi, Marcie, Lydia and Davina met with Ellen Lord to review the Rules and Regulations dated 12/30/17. Suggestion on changing and/or modifying the document were made and discussed. It was also recommended they fall into numerical order as they appear in the DEC. Changes were made and presented to the BOD for approval. Every unit owner will be presented with a copy of the updated R & R and have a 30 day grace period with which to comply. After the 30 day grace period the BOD will decide how and when violations will be addressed and fines assessed.

Announcements: Kathy Malone/BOD

A) New Residents: Angela Davis Suite 63 & Susan Shaer Suite 45

B) Next Meeting Date: July 19, 2018

Adjournment: Randal Whitten, Motion: Tom Moyer, Motion Carried

TREASURER'S REPORT & OTHER FINANCIAL UPDATES

Meeting April 19th 7:00

Reserve account funds transferred into account

1st		(5363.75
Qtr	\$16,091.25	mthly)
	11.33	interest
	103.14	cash back from MasterCard
	<u>\$16,205.72</u>	

1st

Qtr

Reserve accounts funds transferred out of account
into Operating account

	<u>(24,055.04)</u>
	<u>(24,055.04)</u>
Net	<u><u>(7,849.32)</u></u>

Almost 22% of the month fees are moved into the Reserve account each month
Which is \$77.74 not the \$43 some homes were thinking

Financials

2018 Budget/Actuals

#8	Clubhouse enhancements- Over budget due adding additional plant materials
#32	Crabapple Irrigation repairs and replacement work not completed until April
#10	Clubhouse Flood Lights- not budget
#15	Increase in Website and domain fees
#16	Insurance overstate but in April we final received refund from State Auto (Year end will be in the black)
#34	Landscape repairs -damage caused by AT & T received reimbursement in April (S/B zero out in April)
#36	Rain Sensors budget in April \$2000. will offset overage
#20	Water meter test increase in the first time in 4 years
#38	Pool Gate Lock replacement - not budgeted
#22	Office Supplies – over budget
#24	Postage to be offset by April's budget of \$ 20
#27	Fire Hydrant Inspections- Backflow system did not pass yearly inspection. Had to replace main valve and pump out the standing water
#28	Irrigation- over budget due to testing and water leak caused by AT & T
#30	Water/Sewer understated

FOOT NOTE: Wood Rot	\$5,000.00	Budget	(Thank Kevin Hanlon for walking community to help identify wood rot)
	<u>(3,410.00)</u>	expensed	and touch up painting)
	<u><u>\$1,590.00</u></u>		

Tax Returns

Tax returns are reviewed by one of the Board Members before sending to State /Fed's
Any concerns homeowners have with a yearly audit. We have never been audit by the Fed's or State.

Reliable Heating/Air gives 5% discount to Seniors

Painting Schedule 2018

Will start mid-July and we will send out an email to the homeowners that will be painted this year

Suites

10,24,25,26,29,30,38,62,68