

Covered Bridge at Barnes Mill Condominium Association
Minutes of Board of Annual HOA Meeting
January 19, 2017 7:00p

The meeting of the Annual HOA Meeting of Covered Bridge at Barnes Mill Condominium Association met on Thursday, January 19, 2017 and was called to order by Moderator Randal Whitten at 7:00p.

Randal asked for a silent prayer by all in attendance. Of the 70 homes occupied, 29 homes were represented. There were 40 attendees.

Randal distributed to those present a copy of the Agenda and Minutes of the Quarterly Meeting on October 20, 2016. A motion to approve the agenda was made by Ted Manley and seconded by Amelia Davis. The motion carried.

President Brad Richardson welcomed everyone to the meeting with a special welcome to Ms. Davina Godwin, Suite 39 who moved into our development in December 2016. .

An election of a third Director for the Board followed. Randal Whitten explained that homeowners would be voting for one director and asked for nominations from the Floor and asked if there were self-nominations. Ellen Lord was nominated by Kathy Malone and was unopposed. Ballots were distributed and collected. Tim Malone and Marcy Rosenbaum tallied the votes. Ellen Lord will be the director for a two-year term. Directors can serve for three (3) consecutive two-year terms before vacating their position on the Board for one year.

Randal asked if there were questions regarding the minutes of the October 20, 2016 Quarterly HOA minutes that were distributed earlier in the meeting. A motion was made by Ted Manley and seconded by Mercedes Nunez to approve the minutes. The motion carried.

President's Report – Brad Richardson stated he would give an update on the Watkins Estate later in the meeting.

He stated that anyone who rents the clubhouse or uses it for committee meetings are responsible for protecting the furniture and if the furniture is moved, it should be returned to its original position. He also stated that those using the clubhouse are required to clean up afterwards, assure all lights and all fans are turned off, the thermostat is set at appropriate temperature and all doors are locked.

Treasurer's Report – Ellen Lord reviewed the December 2016 and December YTD Financial reports. At the end of 2016, we were in the black. We were able to move \$23K from our operating account to increase our reserve account to \$93,601. The total amount we received from State Farm to cover the roof replacements was \$500,056.38 plus \$2,939 for a total of \$507,986.38. We had a \$5K deductible with State Farm and the total cost to replace decking was \$2,930. Total out of pocket was \$7,930.

- Approval of 2017 Budget – A motion was made by Kathy Malone to approve the 2017 Budget. The motion was seconded by Henry Tolbert. Motion carried.
- Clubhouse Facelift – The interior painting of the clubhouse will begin on February 6. We have asked CertaPro to start with the Fitness Room and restrooms first so

residents will not be inconvenienced too many days. We will send an email to everyone advising the number of days that area will be closed. The main part of the clubhouse will be closed for the entire month of February. As info, pictures, lamps and rugs are for sale if anyone is interested in purchasing for a nominal price.

- Concrete Solutions will start the concrete repair of service drives on March 16 in our development. Also, in April BriteLine will begin resealing the asphalt and painting the striping in our development. As it gets closer to those dates, we will communicate with homeowners the location where the repairs will start.
- The Reserve Study has been completed will be distributed to homeowners on January 23rd with a cover letter advising all residents that the Finance Committee is still doing research to assure the Reserve increase will be what we will need for our community. Once you receive the Study, any questions you may have must to be sent to the Magnolias Website (magnoliasatbarnesmill.com). Please do not call, text or email questions to the Board. The deadline for questions or concerns is **February 15**

Secretary's Report – Nothing to report.

Report on Committees:

Community Care Committee – Verna Gooden provided an update on activities since the Quarterly Meeting in October 2016.

- Offered free coffee and donuts for neighbors and anyone who came by the clubhouse
- Provided meals for sick and shut-ins. Please let Verna know should you hear of anyone who is sick so that food, etc. can be provided for them.
- Provided gift for new homeowner in Suite 39
- Community Care also recognizes residents who are 90 years young and provides cake and ice cream for that person and those attending the party.
- Community Care provided Christmas gifts for the Board. Each Board member was provided a Christmas card and a \$210 gift card to Fifth Group Restaurants and at each Board member's home, carolers sang Christmas carols.
- Verna also thanked Kathy Malone for the emails she sends to the community on behalf of Community Care.

Recreation Committee – Marcy Rosenbaum provided an update on activities in our neighborhood.

- Thanked members of the Committee. Awesome group of people.
- Game Night at the Magnolias – a fun night for everyone
- Raised \$1200 from our homeowners for Calvary Children's Home for Christmas gifts for the children. Gifts were purchased according to wants/needs for each child, wrapped and delivered to Calvary Children's Home. For those who donated, you should receive a tax deduction statement.
- Yoga and Walking off the Pounds are classes being offered to our residents at no charge. They are fun workouts. The offer to attend these activities is open to all residents. Please email Marcy if you are interested.

Architectural Control Committee – Kerwin Day provided an update regarding what has been done since the October meeting.

- Requests for gutter guards

- Assure Certificates of Insurance are provided by each service company that does work in our development
- Approved replacing two garage doors for a single garage door
- Storm door requests
- Pending: security lights to be installed

A question was asked regarding the uniformity of blinds or drapes on screen porches. All should be neutral in color. Not necessary to be changed in Declaration as the color for indoor blinds and drapes are already stated and it applies to blinds and drapes on porches.

Unfinished Business: Brad provided an update on the Watkins Estate. Since the Estate had been squared up / paid last fall, the Estate is now past due / in arrears by \$1,065 (monthly fees and late fees). Question was asked if we could force foreclosure. Brad stated that he and our attorneys are looking at options to force payment to get them current again. It's work in progress. Brad will keep everyone informed as progress is made.

A question was asked if the electricity could be turned off or something else could be done to force payment. Per Brad, we must go through the legal process. What about Small Claims Court? Brad said we could, but we will still need legal judgment.

Another question was asked about rental of units. How could rental of units be avoided in the future? Unfortunately, it cannot be avoided. It states in our Declaration that at any given time, one tenth of homes could be rented, which in our case, no more than 7 homes could be rented or leased. Much discussion followed.

One homeowner asked who is responsible for clean-up of retention ponds. That question still remains unresolved. We are working to clear that question and will provide information when that issue is resolved.

Brad, along with Ellen and Bobbie thanked the Community Care Committee and neighbors for the thoughtfulness and kindness for the gift cards that were presented to the Board members in December. The Board was overwhelmed at the kindness but wanted to assure the cards were meant to be gifts and not any form of compensation. If a gift, we could accept, but if compensation, the cards will be returned as the Board cannot accept any type compensation for the work it does. The attendees agreed it was a gift and not compensation. Randal asked if a motion would be made to that affect. A motion was made by Marcy Rosenbaum and seconded by Karen Moyer. The motion carried.

With no other questions to answer and no further business to discuss, Randal asked for a motion to adjourn the meeting. Tom Moyer made a motion and Kathy Malone seconded it. The motion carried. Meeting adjourned at 8:10p.

Respectfully submitted,

Bobbie

Bobbie Teague
Secretary