

Terraces at Depot Park HOA Board Meeting Minutes

Call to Order: Elaine Francel called the meeting to order at 3:47:00pm **8/14/2020**. Sean Peterson Seconded.

Members present: Carolyn Fray (via FaceTime), Anil Victor, Sean Peterson, Mark Monroe, and Elaine Francel

- 1. Monthly Board Meeting:** The purpose of the meeting was to review and provide updates on community business.
- 2. Banking:** Mark provided an update on finances. We are awaiting CMA to transition any funds that they have received by the end of this month, at which time we will balance the books. Most residents seem to be using PayPal which is great as it streamlines the process of collecting dues. Elaine will send out an email blast that will include a reminder for residents NOT to send checks to CMA moving forward.
- 3. Landscape:** Our focus is on improving the standard of landscaping in the community. We reviewed 2 quotes provided to the board and discussed the need for a full service company as opposed to the blow and go. We agreed to postpone a vote until Anil could get Mark C. and Bryan together.
- 4. HOA, Directors & Officers Insurance:** we discussed the HOA insurance coverages and Elaine added that it would be prudent to add Directors & Officers Insurance. The board voted unanimously to move ahead with the policy.
- 5. Residents' Requests made to the board:**
 - a. Posted Speed Limit/Speed Bumps in the neighborhood to slow traffic**
 - The board discussed the pros and cons and decided that speed bumps were not a good option as they are hard on vehicles, would be difficult to configure in our neighborhood in order to be effective, would require maintenance and are aesthetically unpleasing
 - Posted Speed Limit: we will reach out to the City of Kennesaw for feedback
 - In our next email blast we will ask homeowners to be cognizant of their speed coming into the neighborhood as we do have children and fur-babies at play
 - b. A car hanger for the rearview mirror to identify cars, parked on Sardis Rd., as belonging to residents/guests of Terraces at Depot Park... this would give the homes facing Sardis Rd. some peace of mind regarding who is parked in front of their homes**

- As the parking in front of the homes on Sardis Rd is City parking we have no authority to enforce a program, but if there are residents that would like to participate in using the hangers the Board will supply them. They would be specific to the residents at Terraces at Depot Park. Will include in email blast.

c. Dog Waste Dispensers to encourage dog owners to pick up after their pets

- We will first reach out to the City of Kennesaw to see if they will help us add a couple more dispensers on the perimeter of the community as it ties in with the park
- If the City will not assist us we agreed that the HOA could purchase a couple of dispensers to be installed within the neighborhood

d. Inquiry regarding the storage of a trailer in the garage of a private residence

- As a result of the covenant modification to allow residents to park their cars in the garage or on their driveways, a trailer stored in the garage is not an issue. We do want to highlight that trailers cannot be stored outside of the garage.

- 6. Management Company:** Elaine will reach out again to CMA to close the books at the end of the month.
- 7. Streetlights:** Mark is in charge of researching streetlight solutions
- 8. NEXT Board Meeting:** the board set the second Friday of each month as their regular meeting time... next meeting September 11th
- 9. Meeting Adjourned 6:25pm**

Elaine called a meeting on Tuesday, August 18th via FaceTime - All Board Members were present

This meeting was called to discuss an official request from a homeowner to increase the number of units to be eligible for the rental pool. At this time it seems that prospective buyers are interested in purchasing in the neighborhood only if they are able to rent the homes.

- The Board discussed the covenants, and current real estate market and came to the conclusion that we would need to put the issue out to the homeowners for a vote, and that we would need 3/4 of the community to vote in the affirmative to change the current 10% rental limit in our covenants. The Board does not feel that there is an appetite for such a change in the community at this time, so we will not put the issue up for a vote.

Also, there are more questions regarding landscape improvement efforts. The board took this opportunity to vote unanimously to dismiss the current landscape company effective at month's end and hire full-service Landscape Essentials to take over the landscaping at the beginning of September. We look forward to seeing some improvements quickly.