

Terraces at Depot Park HOA Board Meeting Minutes

Call to Order: Elaine Francel called the meeting to order at 3:40 pm **9/11/2020**. Sean Peterson Seconded.

Members present: Anil Victor, Carolyn Fray, Sean Peterson, Mark Monroe, and Elaine Francel

1. **Monthly Board Meeting:** The purpose of the meeting was to review online requests and provide updates for on-going community business.
2. **Website Use:** The website is working well as a primary communication line for residents and the board. Along with dues being paid online neighbors are consistently using the forms to reach out to us with questions and also to make requests. We are able to be proactive, responsive and efficient. For requests that we feel need a expedited response the board meets via FaceTime to discuss the request in order to provide that timely response. All requests including those that are discussed prior to the regular board meeting are posted in the minutes each month.
3. **Banking:** CMA will be providing us with their final financial report in the next week and our funds will be transferred to our bank account following the report. We are working to set up a General Meeting for the end of October to present the HOA financial status (we will also make it available on the website).
4. **Landscape:** The new landscape company is doing a nice job getting things back on track. We expect to review a list of plant removals, potential sprinkler system issues and new plantings one building at a time in the coming weeks.
5. **Residents' Requests made to the board:**
 - a. **Request to open board meetings for residents to attend**
 - **Board meetings** are for the board members to discuss action plans for resident requests, other community updates and new business for the month. Currently, we are in the last phase of reclaiming the functions of the HOA from CMA which has been the focus of our meetings to date.
 - **General meetings** are for the board and all residents to meet. We will have at least one General meeting a year per our non-profit status but will add more GMs when prudent (ex. HOA Financial Status)

● Thankfully, technology has made our reliance on General Meetings to conduct neighborhood business less imperative. The website allows all of us to: communicate instantaneously with residents, set up votes on items where we need everyone's input, and allows us to deliver a monthly email blast to the community, so that we are all on the same page in real time. If you are a member of the website you do have the ability to reach out to other members. The board has decided to continue to use the website as our primary point of communication with all homeowners. We encourage you to continue to send your requests and questions via the website. We will continue to work expeditiously to respond.

b. Request to change leasing policy to increase number of leasable units

- In order to change this policy we need 3/4 of the homeowners (29 votes) to make any change to the number of leased properties. We know from statements of residents that there are not enough votes to get to the 3/4 threshold at this time

c. Question about a chat board on the website... for everyone that has registered as a member on the website, when you log-in you have the ability to set up a profile, follow other members and make comments

d. Request to have the new landscapers address the Kudzu growing over the fence on the northwest corner of the property

- We communicated this to the landscaper and it was addressed last week

e. Inquiry about the orange tubes sticking out of the ground on the property

- Fortress is helping us find a solution

f. Inquiry as to whether paying dues through a homeowners bill pay bank function is acceptable

- The answer is yes this is an acceptable form of payment

f. Can we put a MarketPlace page on the website?

- We are happy to share a link from a site like FaceBook Market Place if you have items for sale, but we do not have the bandwidth at this time to manage a marketplace page on our website.

- If you are a member of the website (easy to sign up) you are able to message other members, so theoretically you could let members know what you have for sale in your comment area

6. Streetlights: The board voted unanimously to approve a plan from Georgia Power to remove 4 street lights that are disabled on Fullers Alley, relocate 4 lights that are in the middle of the buildings to the ends of the buildings and 3 will stay in place. The cost of this plan will be recouped in approximately 18-24 months. Mark will provide the drawing to go out with the community email blast.

In our deliberations we discussed replacing the lights with ones that shine the light downwards, but each new light post will cost \$5000.00 each. We do not have the budget for that right now, so moving them is the best alternative.

7. Termite Policy: The board voted unanimously to renew our termite policy with Northwest Exterminating.

8. City of Kennesaw: Still waiting regarding the doggy stations

9. Visitor Parking car hangers: We created a design for the hanger and will ask homeowners to request them and we'll have them made and distributed

10. NEXT Board Meeting: the board set the second Friday of each month as their regular meeting time... next meeting October 9th

11. Meeting Adjourned 5:00 pm