

Terraces at Depot Park

HOA Board Meeting Minutes

Call to Order: Elaine Francel called the meeting to order at 12:10 pm **11/13/2020**. Sean Peterson Seconded.

Members present: Carolyn Slay, Sean Peterson, Mark Monroe, and Elaine Francel **Absent:** Anil Victor

1. **Monthly Board Meeting:** The purpose of the meeting was to review online requests and provide updates for on-going community business.
2. **Financial Update:** Dues are up-to-date and all bills are paid. Will work on a community financial report for January 2021.
3. **Landscape:**
 - a. Mulch and pine straw should be going in this week or early next week.
 - b. Awaiting quote for the rest of the sprinkler system fixes and a quote for the additional plantings and pathway to be done over the next few months.
4. **Doggy Station Update:** City of Kennesaw will be putting several doggy stations in Depot Park along the new path, including in front of the homes facing the park (by the new stairs that will connect our community to the pathway). Once they have been installed we will revisit this to see if additional stations are needed. Additional stations will be at our expense.
5. **Exploratory Infrastructure Costs:** Still in progress
6. **Cars Parked on Fullers Alley:** The Festival this past weekend brought a lot of traffic activity into the neighborhood. A neighbor asked for the HOA's assistance regarding cars being parked on Fullers Alley obstructing their ability to get in and out of the driveway. The police and city will not assist us in ticketing cars because we are a private drive. In lieu of an alternative, cars parked on Fullers Alley will be towed at the owner's expense.

7. Residents' Requests & Inquiries:

- a. **A neighbor inquiring about landscape improvements in-between building 2800 and 2762**

Board Response:

Hello xxx,

We will be addressing several more areas in our landscaping plan including the area you mentioned here. We have scheduled the mulch and pine straw next, and then areas in-between or at the end of the buildings. We hope to have all areas done by spring.

- b. **A neighbor has submitted complaints about the following:**

- a. **a homeowner intermittently putting a fan in the window of their unit**
- b. **extra spindles on another neighbor's deck**
- c. **a possible reflective film on a neighbor's window**

Board Response:

Hi xxx,

We were all just talking about having had our A/C on this past Saturday and Sunday... the weather was beautiful. I guess it is a personal comfort preference.

The Board is going to assume that the fan in the window suggests that there is still an issue with temperature in the home and that the fan is not a fashion/architectural statement. We will reach out to the homeowner again and continue to work with them to resolve the problem.

The HOA is focused on balancing the rights of individual homeownership and the needs of the overall community. We are not going to create an environment of nitpicking, intolerance, and harassment. We will continue to work to create an environment of mutual respect and grace.

An UPDATE 11-15-20: The fan was removed from the window sill by the homeowner. If visible it is because it is sitting in front of the window.

- c. Neighbor, Chris Davis, let us know that he has volunteered for the City of Kennesaw Development Board <https://www.kennesaw-ga.gov/development/kennesaw-development-authority-kda/> and will be happy to serve as a conduit between our community and the City of Kennesaw if a need arises.
- ◆ We appreciate Chris thinking of us, and we will definitely reach out if the need arises. To date Sean Peterson, currently on the board and very familiar with working with the City of Kennesaw, is our liaison helping us to connect to the appropriate point of contacts in the City administration.

Reaching out to the community:

We will put out a survey on the website to get feedback on how the community would like to move forward in terms of the level of privacy and integration with the completion of the park. To gate our entrance or not to gate? To officially involve the community with events in the park and historic downtown or to be the reprieve?. Some neighbors have voiced a desire for the neighborhood to be "the calm" (keep the events outside of Fullers Alley), and others have suggested they would like for the community to be involved with hosting events like food trucks etc. We will leave it up to the majority to vote on how you would like to proceed.