

Terraces at Depot Park

HOA Board Meeting Minutes

Call to Order: Elaine Francel called the meeting to order at 3:38:00pm 7/17/2020. Mark Monroe Seconded.

Members present: Carolyn Fray, 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 several items that need addressing in the neighborhood.
- 2. Banking:** Elaine and Mark are now on the bank account and Everett has been removed. Mark will go to Chase Bank on Barrett Pkwy to sign docs asap.
- 3. Dues:** Elaine is in the process of setting up PayPal so that residents can pay their dues online. We discussed whether the HOA should pay the online payment fees or if the fees should be paid by the user. We ultimately decided that the HOA would absorb the fees.
- 4. New Lease for 2808:** Carolyn was in contact with the real estate representative and owner of 2808 to obtain lease and potential tenant information. The pending move-in was brought to the former transition board's attention by the real estate agent and owner but communication was not returned. We discussed the details of the family's situation and the benefits of having the unit lived-in on a long-term basis, and voted 5-0 to approve the lease. This was the last leasing spot for the neighborhood and a waiting list will now be established.
- 5. Roommates:** Elaine is in communication with our lawyer to get some advice as to how to handle the subject of roommates.
- 6. Shade Solutions for Neighbors:** with the goal of keeping Fuller's Alley view neat and consistent the board discussed many options and decided on 3 specific choices to cover a wide range of budgets. Covered Deck with screen-in option, Awning - motorized with wind sensor, and Umbrellas. The HOA will provide the specific requirements for each on the website and in a digital newsletter sent out to all homeowners. The board voted 5-0 on this plan.
- 7. Landscape:** We all agreed that the landscape needs improvement. The current contractor is not meeting our needs regardless of how much communication is provided by Bryan and Mark C. We will seek out new vendors and request quotes. Elaine will check to see if there is an exit clause in the current contract.
- 8. Parking on driveway:** Elaine will be discussing how to amend a covenant with the lawyer on Monday; until then we will suspend enforcement.

9. **Management Company:** we have confirmed that CMA needs written notification by the end of July if the community chooses to manage itself or change to financial only. We will set up an online vote for homeowners to express what they prefer.
10. **Homeowner Feedback:** Board agrees unanimously to put a form on the website for homeowners to utilize to provide feedback or ask questions
11. **Streetlights:** The board discussed what could be done with streetlights that are intrusive to some homes. 3 of the 11 lights on Fuller's Alley have been disconnected and at least one has had the back portion painted black. Mark will contact Georgia Power to see what our options are for removal or relocation
12. **NEXT Board Meeting:** the board set the second Friday of each month as their regular meeting time... next meeting August 14th
13. **Meeting Adjourned 7:20pm**

Monday, July 20th - Board called to meet for follow-up on lawyer questions via FaceTime

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

Call to order 2:30 pm Elaine

Seconded by Anil

Elaine reviewed conversation with lawyer with regard to the process for amending a covenant and the topic of roommates:

- AMENDING COVENANT re Driveway Parking - the community can amend the covenant if there is a vote with 3/4 (75%) in favor. Assuming this is the outcome then the HOA re-files amended covenants with the City of Kennesaw. There is a relatively small fee to re-file.
- ROOMMATES - It was advised that the HOA should put out an Official Statement - if roommates of owner occupied homes are contributing to the operation of the household, but are not paying rent, it is in the best interest legally for the HOA to not interfere. The definition of family has been evolving over the last several years and there are many court challenges as a result.

The board unanimously agreed to put the Driveway Parking Amendment to an online vote for all homeowners, and also to put out an official statement via website regarding Roommates. Both these items will be included in the digital newsletter being sent out to everyone in the community.

Meeting adjourned 2:48 pm