

Allatoona Springs Homeowners Association Meeting

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11.2.2020 Minutes

The first meeting of the 2020-2021 Board of Directors serving the Allatoona Springs Homeowners' Association met on Monday, November 2, 2020. Those attending in-person included Caleb Baitz, Jennifer Jeter, Patricia Conary, Craig Epp and Jim Castle. Tim Murphy from the Association's management committee and Jacob Sweat participated via Zoom call.

The vision for year 1 of the Board including three specific goals, which are:

- Renewing covenants and building up to that; to be filed in 2021
- Clearer communication with the community including who serves on the Board and in what capacity, how to submit requests, etc.
- Community maintenance by covenant enforcement. Encouragement to maintain yard, bushes, house, mailboxes, landscaping. Addressing violations where necessary.

Tim Murphy was introduced to the new Board Members and his role in the management of the neighborhood was reviewed.

The Board agreed to follow basic parliamentary procedures in this and future Board meetings.

The first order of business was to assign roles and responsibilities to each Board member. Using proper election procedures, roles and responsibilities are as follows:

President	Caleb Baitz
Secretary	Patricia Conary
Finance	Jim Castle
ACC Chairman	Jacob Sweat (ACC-Architectural Control Committee)
ACC Committee Members	Jennifer Jeter, Craig Epp, Caleb Baitz, Nancy Baggett

There was discussion regarding what the ACC responsibilities entail. As a result it was decided that all resident change requests will come directly to the ACC Chairperson who will coordinate review and voting, to approve or deny a request, among the ACC Committee Members. The Chair will communicate the decision to Tim Murphy, who will inform the resident of the decision.

There also was discussion regarding how often the Board needs to meet. Current requirements are for quarterly meetings. Craig pointed out we may need to call additional meetings during the covenant renewal process.

The next topic of discussion was regarding the community covenants. During the recent neighborhood meeting residents were told that as per Section 9, the Allatoona Springs Community covenants, after being in force for the past 20 years, are up for renewal. At that

meeting the residents approved up to \$7,500 in expenses for legal review and filing of the updated covenants. The primary goal is to amend Section 9 so that the covenants are in place in perpetuity.

Caleb talked about research he had done and contacts he had made on behalf of the neighborhood with regard to legal counsel. Tim Murphy strongly recommended use of a legal firm that are HOA specialty firms as they will be up to date on current rules and regulations. In terms of process, Caleb found that initial expense will most likely be ~\$700 to discuss the topic with a firm. Additional expense will be determined by whether a simple review/amendment of is needed or if additional amendments are recommended. The Board voted and agreed that Caleb would contact and get three estimates by November 6, 2020 before a law firm is chosen to begin the process.

The Board had a discussion about the neighborhood cash reserve, which is approximately \$30,000. It was agreed that a small group will research what the reserve might specifically be used for in the upcoming years: An emergency fund, and estimating potential costs for maintenance down the road including trees, landscaping, grass, retention ponds cleanout of trees and brush, and more.

The Board also discussed the neighborhood landscaping, pine straw and irrigation needs. It was decided that Craig will be the point of contact for our landscape company representative, Josh Hampton. Jennifer Jeter volunteered to research the cost for cleaning the retention pond, which may be necessary in the future.

The meeting was adjourned by Jim Castle and seconded by Craig Epp.

Following are the board members for the 2020-2021 Board:

Jacob Sweat

Jennifer Jeter

Craig Epp

Patricia (Patty) Conary

Jim Castle

Nancy Baggett

Caleb Baitz