

Allatoona Springs Board Meeting  
Tuesday, January 12, 2021

Members present:

Caleb Baitz, Craig Epp, Jim Castle, Nancy Bagget, Jennifer Jeter, Jacob Sweat

Topics & Motions

- Update on attorney's consultation to renew/amend our covenants

Discussion around if there were any other necessary changes at this time to our covenants concluded that it was in the best interest of the community to focus on renewing the existing covenants as-is, to continue on in perpetuity.

MOTION: To not make any other covenant amendments at this time (Approved by board)

MOTION: To move forward with attorney drafting the necessary amendment and consent forms for covenants to renew in perpetuity (Approved by board)

- Reviewing our fine procedure

Discussion centered around leaving the \$100 citation fine in place, after 2 citation notices have been issued. Board will seek better communication from the management company to the board before citations are issued.

- Cleaning out of Detention Ponds

Jim Castle met with the city to review & determine what needs cleaned out of the two community detention ponds. City will be issuing us a report and we can then proceed with getting quotes on any cleanout that needs to be done. Any cleanout work and associated quotes may be something to vote on at the Annual Meeting.

- Upcoming assessment notices

Discussion to account for estimated legal expense in the budget (to amend the covenants to renew in perpetuity). Also will include a heads-up that meeting location will be early May. Budget and assessment notice to be mailed at least 30 days in advance of assessment becoming due on March 2.

MOTION: To approve the 2021 budget, with amendment (Passed by board)

Jacob to get citation letters/info from management company.

Jim to email us his findings on retention ponds, and the city report once he has it.

Also, any recommendations for cleaning out (possibly out landscape company could quote us)

Kirk Acworth - detention looks pretty good shape. Needs remucked/cleaned up at the bottom.

Don't want trees in the main area

Meeting adjourned