

## MINUTES GLEN EVES HOA ANNUAL MEETING

THURSDAY, DECEMBER 5, 2013

Attendees: Matt Lichtenstein, Brandy Brock, Eric Brown, Shane Caldwell, Bob Cooper, Susan Fritts, Bill & Lorraine Houghton, Andrew Lenkei, Ingeborg Mack, Barbara McGowan, Janice Metzler, Betty Moreland, Ted & Linda Poolos, Bill & Marcia Shirley, Mariella Quinteio & Jorge & Nicholas Villamizar, and Lois Mott.

The Annual Meeting of our HOA was held on December 5, 2013, at the home of Lois Mott with 21 attending. HOA President, Matt Lichtenstein called the meeting to order at 7:10 PM.

### NEW BUSINESS:

New President: Secretary, Lois Mott introduced our new President, Matt Lichtenstein who lives at 1975 Glen Eves Drive. Matt welcomed all residents and thanked them for attending tonight's meeting. Matt gave recognition and thanks to the following residents: Shane Caldwell for serving as Treasurer; Susan Fritts and Linda Poolos for putting up July 4<sup>th</sup> decorations, Dan Leach and Bob Cooper for putting up Christmas decorations, Betty Moreland for storing holiday decorations in her home and for greeting new residents, Robert Duval for serving as Webmaster of our HOA website, Diane Stone as the Neighborhood Watch Coordinator, and Lois Mott for serving as Secretary.

New Residents: Welcome to new residents Antoine Ghorra, also Jorge Villamizar & family.

Recognition & Respects to David Dober: Matt discussed the many improvements made to our subdivision by David Dober (died September 5, 2013), who served as HOA President for 7 years. In David's honor, a motion was made by Ted Poolos and seconded by Lois Mott to plant a tree in the front entrance. Motion passed unanimously. Matt and Lois will handle this.

Approval of 2012 HOA Annual Meeting Minutes: A motion was made by Eric Brown and seconded by Brandy Brock to approve the 2012 HOA Annual Meeting Minutes as issued last December. Motion carried unanimously.

Treasurer's Report: Shane presented the Income Statement covering the period January 1, 2013 to December 4, 2013. We received 2013 HOA dues from 52 of the 60 homeowners. Major expenses were for removal of dead trees along Eves Road, landscaping, liability insurance, utilities, repairs, and maintenance. We received \$8320 in dues with expenses of \$4,925, leaving a balance of \$3,395 with outstanding expenses yet to be paid in 2013 for liability insurance, landscaping, and utility bills. Decision was made to continue to hold back on expenses but to hold a reserve for future expenses, such as our fence replacement. Matt asked for a motion to accept the Treasurer's report. Barbara McGowan made a motion to accept the Treasurer's report and it was seconded by Eric Brown. All were in favor. Motion passed.

Election of Officers for 2014: Matt discussed election of officers for 2014. Shane Caldwell is resigning as Treasurer due to personal and business matters. Matt thanked Shane for his diligent service as Treasurer for the past 3 years. Bill Houghton has volunteered to fill the position as he has done a remarkable job in the past for us. Thanks to both of you. Matt Lichtenstein will be President with Bill Houghton as Treasurer, and Lois Mott as Secretary. A motion was made by Ted Poolos to accept the slate of officers and seconded by Brandy Brock. Motion passed.

Annual Assessment: Matt suggested that no increase be made in the annual assessment, so it will remain at \$160 for the coming year. A motion was made by Eric Brown and seconded by Brandy Brock to keep the assessment at \$160. All were in favor. Motion passed and notices will be distributed to homeowners by January 1 for payment by January 30, 2014.

Unified Development Code (UDC): Matt discussed the UDC as it will affect our Subdivision and Eves/Holcomb Bridge Road developments. Roswell prefers a unified fresh look (ex, Parkway Village) for the city. Matt corresponded with the City to keep Eves Road residential and will keep us informed.

Landscaping at Front Entrance: Antonio & Son have maintained our entrance by mowing, delivering & placing pinestraw, and trim the bushes as needed. Matt will schedule Antonio to keep down expenses, but recommends doing a market survey on options by others who do the same kind of work. Brandy Brock volunteered to do a market survey and get back to Matt on other options and pricing before any decisions are made. Following a lot of discussion, a motion was made to create a Grounds Maintenance position on the Board. An HOA meeting will be held to have a vote on any changes before we come to any final decisions.

#### OLD BUSINESS:

East Roswell Library Status: Lois Mott reported that the Library is officially named East Roswell Library. Ground was broken August 1, 2013, and construction is underway. Move-in date is expected for mid-July 2014. "People for the East Roswell Library (PERLS)" is now Friends of the East Roswell Library, and they are in the process of incorporating and then applying for c(3) charity designation; forms are available from Lois for membership in "Friends of the East Roswell Library" with membership levels of student (\$5), Individual (\$15), Senior of 60+ (\$10), Family (\$25), or Donation. Concern was expressed about the trees cut down for construction of the Library, but the trees were rotted inside and had to be removed.

Neighborhood Watch: In Diane Stone's absence, Susan Fritts reported the following positions open for our Neighborhood Watch: Captain Block 3 for Glen Eves Drive 1900, 1935, 1945, 1955, 1965, 1975 and Captain for Glen Holly Drive 130, 140, 150, 160, 170, & 180. Diane needs and is requesting volunteers immediately to keep this important program ongoing. Roswell Police Department recommends we keep our cars and houses locked to avoid break-ins, call 911 when you see suspicious activity, and to add NO SOLICITING signs to each of our yards—as it is against the Ordinance for outsiders to go door-to-door. Lois will look into costs for purchasing No Soliciting signs for all residents.

Street Paving Rescheduled: Lois Mott has followed up for over ten years with the City of Roswell on resurfacing our subdivision streets. We received an email commitment from Roswell Street Dept for

resurfacing Glen Ivy in 2013. However, the City postponed resurfacing until 2<sup>nd</sup> Quarter 2014. Lois will continue to follow-up with Roswell Street Department until we get results.

#### ITEMS OF CONCERN:

HOA Directory: Updating is needed by Robert Duval for our HOA Directory. All residents should inform Robert Duval ([rcduval@att.net](mailto:rcduval@att.net)) of your phone numbers, email, and emergency contact information.

Homes Sold: Matt reported that one home is under contract in Glen Eves, with closing this December.

Mailboxes: Lois contacted Dean Crenshaw for estimates to repair and paint our mailboxes. Dean is retired and referred us to another company who repaired and painted Lois's mailbox for \$75, and it was unsatisfactory. We need a reference on who is available to do this and their price.

#### REMINDERS:

Ordinances: City of Roswell has ordinances against parking on the street for extended periods of time. Because this is a hindrance for emergency, school buses, and city vehicles, kindly avoid parking on the street. Also, please be responsible for picking up after your dog, as this remains a constant problem

Meeting Closed: Meeting was closed at 8:10 PM, upon a motion by Susan Fritts, and seconded by Ted Pollos. Christmas refreshments and fellowship followed.

Respectfully submitted,

Lois Mott, Secretary 770-587-4235 [lavmott@yahoo.com](mailto:lavmott@yahoo.com)

#### ACTIONS NEEDED:

- 1) Matt will follow up with Lois on planting a tree in our entrance in honor of David Dober.
- 2) Treasurer will send out Assessment Notices by January 1, 2014 for payment January 31, 2014.
- 3) Matt will look into creating a Landscape Maintenance position on the Board.
- 4) Brandy Brock will do a market survey on costs to maintain our entrance.
- 5) Matt will keep us informed of UDC as it affects our subdivision.
- 6) Matt will inform us on homes sold and prices received in our subdivision.
- 7) Robert Duval needs UPDATES on phone numbers, emails & emergency contacts for a new HOA Directory.
- 8) Lois will look into costs for purchasing NO SOLICITING signs for all residents.
- 9) Lois will follow up with the City on resurfacing our streets in 2014.
- 10) Diane Stone with our Neighborhood Watch needs 2 volunteers now to fill open positions.

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