

## GLEN EVES HOA ANNUAL MEETING MINUTES

THURSDAY, NOVEMBER 20, 2014

Attendees: John Anderson, Lindsey Boon, Rus & Lori Etheridge, Bill & Lorraine Houghton, Will Meredith, Janice Metzler, Pauline Moore, Betty Moreland, Ted Poolos, Diane Richardson, Diane Stone, and Lois Mott.

Glen Eves Annual HOA Meeting of November 20, 2014, was called to order at 7:10 PM by temporary President, Lois Mott, with 14 residents attending at the home of Lois Mott.

### NEW BUSINESS:

Minutes: A motion was made by Lori Etheridge, seconded by Bill Meredith, to approve the minutes of the HOA Annual Meeting of December 5, 2013. Motion passed.

### Election of Officers:

At the HOA Meeting on September 28, 2014, it was decided by motions made, for Lois Mott to be temporary President until the 2014 Annual HOA Meeting; at that time, a permanent President would be elected. On November 20, 2014, Ted Poolos made a motion, seconded by Lori Etheridge, to elect Lois Mott as President for one year. Bill Houghton will remain as Treasurer. Committees will be set up to help with the subdivision business. The position of Secretary is open.

### Treasurer's Report:

Bill Houghton stated that we had income of \$8,000 with \$5,698 in expenses, leaving a balance of \$2,301. Most expenses are for landscaping and electricity with \$1,500 in reserve.

### Annual Assessments:

Our 2014 assessments were discussed and, in particular, those 10 homeowners who have not paid. In order to keep the assessment at \$160, we need 100% participation. According to Glen Eves Covenants, Article III, in effect and recorded in the Fulton County Courthouse:

“Every person or entity who is the Owner of record of a fee interest in any lot within the Properties shall be a member of the Association, subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations.”

If your assessment is not paid in a timely fashion, we will do the lien or have an attorney send out letters for payment. An automatic lien will be placed on the homeowner in accordance with our Covenants, and Lots 1 thru 60 are committed to the Covenants. When your house is sold, a title search will show the liens (plus interest added which could go up to 20% annually), and the liens will have to be satisfied at the time of sale.

A motion was made by Ted Poolos, seconded by Lori Etheridge, to keep the assessment at \$160.00 and Bill Houghton will send out on December 1, 2014, the 2015 Assessment Notices to all homeowners with

payment due by December 31, 2014. Also, a committee of Lori Etheridge and Rus Etheridge will personally be calling on residents who have not paid their assessment.

#### FRONT ENTRANCE:

Attention is needed in our front entrance and will be handled by our Landscape Committee. Dead plants in our island need to be replaced, and are the result of new underground cables installed along Eves Road. In 2014, a dogwood tree was planted in honor of David Dober, plus two new maple trees were added in our greenbelt.

#### EVES ROAD COMPLETE STREET IMPROVEMENTS:

In April 2012, a Stakeholders Meeting was held on Eves Road Complete Street Improvements to present proposed road improvements, with a project begin date of Feb 2012, and completion date of Nov 2012. Date lines were missed; however, recently, Roswell DOT began work on Eves Road, and they stated we have a new completion date summer 2015. As part of the city's Transportation Master Plan, the city envisions connecting all the schools and parks by a bicycle network, with safety being addressed.

#### RIVER WALK VILLAGE DEVELOPMENT PLANS AT HOLCOMB BRIDGE/400

Bill Houghton and Lois Mott will attend (other interested residents should also attend) a meeting scheduled for December 1, 2014. For this mix-use development of 106 acres, detailed plans were submitted to the City. This area was formerly known as the Charlie Brown property, and is in the area of the southeast quadrant of Holcomb Bridge/400 intersection on both sides of Old Alabama Road and will include demolition of the Marquise Trace Apartments along 400. Plans call for 490,000 square feet of commercial/retail; 1.7 million square feet of office space; plus Residential of 1156 multifamily units; 250 townhomes (76 of these adjacent to Martin's Landing); 150 senior units; and proposed second tract for a private school with ball fields. Buildings in this project range from 3 stories to 10 stories.

#### FIRE DEPARTMENT NO. 4, ROSWELL

Roswell Fire Department No. 4 at 1601 Holcomb Bridge Road (built in the early 1980's) submitted plans to the City to relocate and rebuild at Old Alabama Road/King's Market Holcomb Bridge intersection.

#### RAILROAD TIE RETAINING WALL

John Anderson reported that behind 8 houses from 1940 to 2010 Glen Eves Drive is a railroad tie retaining wall. Several meetings were held with the 8 homeowners along the wall, and they discussed contractors, bids, and replacement options. They have not determined what type of material a new wall will be built with, or chosen a retaining wall contractor. At this time, we do not know the cost of the overall project, the cost of each homeowner's part, or a date to start the construction.

#### OLD BUSINESS:

#### STREET REPAVING – LOIS MOTT

Lois Mott corresponded with the City of Roswell, Dept. of Transportation for ten years, and in September 2014, our three streets in Glen Eves were repaved, and a thank you email was sent to the City.

#### NEIGHBORHOOD WATCH – DIANE STONE

Several residents complained about recent car break-ins, even though the doors were locked and parked in their driveway. Diane handled this with the Roswell Police Dept. Diane has set up updated way to handle police-related problems in the future. Diane will send out information updating our Neighborhood Watch Program.

#### NEW EAST ROSWELL LIBRARY – Judy Seidner

Our new library is progressing with a planned open in 2015.

COMMITTEES were formed to help with the business of Glen Eves:

FRONT ENTRANCE/LANDSCAPING/GLEN EVES FENCE – Ted Poolos, Bob Cooper to decorate front entrances for holidays on Sunday after Thanksgiving (decorations stored at Betty Moreland's). Also Ted and Bob will handle dead and leaning trees on Greenbelt and on entrance island and subdivision fence along Eves Road. Bob Cooper and Ted Poolos (with Bill Houghton advising) will inspect the subdivision fence to see what areas are in need of repair and what trees to be removed.

ASSESSMENT PAYMENTS - Rus & Lori Etheridge will follow up with those residents who have not paid their assessment, and will be kept informed by Treasurer Bill Houghton.

HOA DIRECTORY – Robert Duval needs updates – especially new neighbors and any changes.

MAILBOX REPAIRS/REPAINTING – Bill Shirley will be asked to handle this.

CLOSING OF PROPERTIES FOR NEW RESIDENTS – Lois Mott, Bill Houghton, or residents will contact realtors when houses are on the market, and will keep the Board informed.

WELCOME COMMITTEE - Betty Moreland needs to be informed of new residents.

Meeting was adjourned at 8:20 PM, followed by refreshments.

Respectfully submitted,

Lois Mott, President & Acting Secretary