

## **2022 Allatoona Springs Annual Meeting Minutes**

Held at Robert's School 5/5/2022, 7pm

The meeting began with an established quorum, with significantly more than 6 (1/10th) households represented. (By-Laws section 3.4)

Next there were introductions:

- Caleb Baitz, President
  - Patricia (Patty) Conary, secretary (not present)
  - Craig Epp, treasurer
  - Deb Esparza, ACC Chair (not present)
    - Elissa McCreary, ACC Committee
    - Nancy Baggett, ACC Committee
    - Jennifer Jeter, ACC Committee
  - Jim Castle, final board member
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- Tim Murphy is our hired Community Manager. He works for all of us and is ultimately a servant of the board, and the community as a whole. Tim and his team mailed every letter for us; printed, folded, stuffed, stamped, addressed and mailed 59 letters multiplied by however many letters have been sent. Their team also pays all the bills: Landscaping, insurance, maintenance, attorneys, city bills, water bills, and himself. They send collection letters, manage all payments received, communicate with residents about payments, and ultimately will file suits or liens for collections of missing or delinquent fines. They are the first line of communication for every resident.

### **ACCOMPLISHMENTS SINCE MAY 2021 MEETING:**

#### **Summary:**

Our neighborhood will have either positive or negative momentum. Homes are always wearing down and properties must be maintained. In addition, prices are extraordinary right now. Anyone who buys a dilapidated home may be less likely to have cash available to fix it up, perpetuating the problem. So when a home sells, that's our riskiest moment of getting a not-so-great neighbor and continuing a negative spiral, or our best chance to get a great neighbor who appreciates and joins the aesthetics of our neighborhood.

Think about it this way: Our HOA dues would cost about \$2,000 over a 5 year period, but your home would accrue more than \$50k during that same time period if the neighborhood is good. If some homes are not maintained, prospective home buyers value every property less. Protecting and maintaining the value of our homes is the primary purpose that we're here today.

**Tasks completed:**

- Community as a whole has seen a lot of improvements. Many roofs have been replaced. Yards are being restored. Homes are being painted. Mailboxes restored.
- Duration Amendment: Completed getting enough signatures to finalize our amendment to the covenants, which were confusingly written as to expire this year. Our duration amendment brings our HOA in line with current standards, where the Association exists until intentionally dissolved and does not have a set expiration. This is a huge improvement and also was written in a way to avoid further legal expense with continued "renewals" over time. Deb, Patty, and Jacob were huge players in getting signatures. I had extensive legal conversations and negotiations to get the best price and outcome on this.
- Been a healthy amount of enforcement of covenants and making sure things stay looking great in 2021. And the community has had a gracious, excellent response overall.
- Lots of participation in getting requests approved: Almost 20 ACC requests to make changes, Home paint colors, backyard projects, tons of roof replacements. Thanks to Deb who has been communicating/managing these requests
- Detention Ponds cleanout: Major project that is rare and expensive. Detention ponds have to be kept clear of major tree growth. Got many quotes and spent a lot of time getting information on exactly what the scope of work needed to be to clear out two detention ponds, becoming overgrown with small-medium trees and greenery. Also incorporated taking down a couple of larger trees that were growing into the concrete structure and posed expensive risks to breaking concrete. Major project that we got the best possible quote on and saved thousands of dollars. Also saved money getting these trees down before they became full-size. (Jim, Caleb)
- Magnolias at the back entrance are trimmed. We were able to get that along with the detention pond clearing, saving hundreds of dollars (Caleb)
- Hedges along Clear Lake Way had a corrective pruning, and were getting too tall to be maintained any longer. This large of a project was outside the scope of our ongoing maintenance contract, We got multiple quotes and saved nearly 50%, \$800 (Deb)
- Play area mulched (Caleb)
- Front entrance light repaired (Caleb)
- Front sprinklers repaired (Craig)
- Saw it that the front entrance got re-sodded by county at no cost (from after they dug)
- Installation of "Slow, children playing" signs
- Front entrance landscaping, removed dead & dying bushes and replaced them with the most cost-effective and beautiful options.
- "Welcome Packet/Letter" for incoming owners & tenants, to help with communication (Deb)

## **OUTSTANDING PROJECTS:**

- Maximum number of leased lots (rental houses)  
We are now at the maximum number of rentals our community can have (6)  
Please be advised that any future rentals would be put on a waiting list  
In addition, the board has the task of administering the active leases, fining violations the maximum amount possible,
  - We need to receive a request for a Leasing Permit
  - The board will vote on & issue a Leasing Permit if we are under 6. This is valid for 90 days and then expires. If we're at or above 6, the requested property goes on the waiting list.
  - Upon approval, it is required to submit a copy of the Lease within 10 days of execution.
  - Failure to lease the property or submit information results in a loss of approval to lease and the Owner will be placed at the bottom of the waiting list and fined according to the boards discretion for any violations of the Leasing Restrictions.

## **Elected Officials:**

President  
Deb Esparza

Secretary  
Patricia (Patty) Conary

Treasurer  
Jim Castle

ACC (Architectural Control Committee) Chairman & Member  
Elissa McCrary

ACC Members (Architectural Control Committee)

Nancy Baggett  
Caleb Baitz  
Ed Casey

Community Manager  
Tim Murphy  
GAMurphys@comcast.net  
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## Concerns & Input

- It was generally discussed and noted that there may be upcoming need for increasing the annual dues. Current dues are enough to cover expenses but leaves little to be saved in reserves, which are chipped away at over time for inevitably required larger projects. It was noted that when the community first began dues were \$315 and have only risen to \$390 in recent years, which has been far outpaced by inflation and costs. While we don't many amenities, it was noted how much property the HOA is responsible for and road frontage/landscaping that has constant costs associated.
- Be aware of a silver 2014-2015 camry driving aggressively
- UPS/delivery vehicles driving fast through neighborhood, please talk with delivery drivers about slowing down
- Rentals and other properties needing attention; lawns needing corrected and overflowing gutters with trees growing in them