

Minutes of the Annual Meeting of the Allatoona Springs Homeowner's Association

May 5, 2023

In attendance:

- Current Board Members:
Debbra Esparza (President)
Caleb Baitz (Rental homes coordinator and ACC member)
Patty Conary (Secretary)
Jim Castle (Treasurer)
Nancy Baggett (ACC)
Ed Casey (ACC).
Absent: Elissa McCrary (ACC)
- Ashleigh O'Neal - Community Manager with Tolley Community Management
- Corporal Eric Mistretta – Acworth PD
- Homeowners:
11 Households
17 individuals (A quorum achieved)
- Renters: 2 Households

Meeting Notes:

Debbra Esparza welcomed homeowners and other meeting attendees at 7 PM and gave a brief overview of the meeting. Caleb Baitz confirmed there was a quorum. Patty Conary reviewed Roberts Rule of Order.

Corporal Eric Mistretta, who is the Community Affairs and Public Information Officer of the Acworth PD, talked about his role with the community and initiatives of interest such as the Acworth Camera Registry, Middle School Student Camp and the opportunity for young people who are interested in a law enforcement career to participate in a camp. He also mentioned that Acworth has been rated in the top 10 safest cities in Georgia. He invited meeting attendees to contact him with any questions or concerns.

A motion was made to approve the minutes from the 2022 Annual Meeting. That motion was initiated by Patty Conary and seconded by Jennifer Jeter. The motion was approved unanimously.

Debbra Esparza reviewed ongoing projects, beginning with ACC requests. Currently there are 6 active requests, down from 20 last year. She emphasized the need for homeowners to submit an ACC request form for all property changes,

including house painting, new roofs, new fences and any on site construction or addition. She noted that covenant violations have increased substantially, with more than 10 active and 6 currently pending. Jennifer Jeter asked for a recap of the type of violations we are seeing.

Caleb Baitz talked about leased homes, citing that we are currently at the maximum number for our neighborhood – 6 homes or 10%. One home is on the waiting list as a future rental. He mentioned that when a leased home becomes available, the owner has 90 days to transition to a new tenant.

Deb talked about the ongoing maintenance of our two detention ponds. We currently have contracted with Hampton Landscaping to trim the bushes and manage kudzu growth 2-3 times a year. She thanked Ed Casey for his valiant attempt to trim the kudzu from the bushes in front of the pond.

She reviewed community common area projects including:

- Pinestraw addition on Clear Lake Way. This decision was made because Bermuda grass won't grow and fescue would be too difficult and expensive to install and maintain.
- The addition of sod at Wild Blossom in the verge area. This area will need more attention this year to maintain and keep it a safe area.
- Trimming crepe myrtles in common areas will now be done annually.
- Kudzu will be kept trimmed at the ground level moving forward.
- A new irrigation system timer was purchased for the front entrance at Mars Hill and Clear Lake Way.

Our new management company, Tolley Community Management, was introduced to attendees by our assigned manager, Ashleigh O'Neal. An introductory letter was sent to all residents this week. Ashleigh reiterated that she is proud to be working with our community. This change was in effect May 1, 2023 and was made to optimize the management of our community and improve communications. An extensive search was done to identify and interview management companies that are a good fit with our neighborhood size and needs. Tolley was chosen because at a competitive price, it offers us the following:

We are committed to enhancing the value of all properties under our management!

We are strongly committed to enhancing the value of all properties under our management in accordance with the association's values and industry standards. We adhere to our motto: strength with a personal touch, with integrity and a strong desire to improve the quality of living of those who have placed the trust of their community in our hands!

We strive to reduce expenses and minimize collection issues!

Tolley Community Management has developed a unique approach to effective and profitable community management. Our motto is strength with a personal touch which includes excellent communication with all homeowners to minimize collection issues. We are always implementing the latest technology and are going paperless to save the association the costs associated with printing.

Communication is paramount at Tolley Community Management.

We ensure access to all of our professional resources to the homeowners by providing excellent communication. Our managers provide maximum value by interacting with association board members and homeowners to facilitate prompt attention to maintenance issues, controlling expenses and collecting association fees.

Tolley Community Management is dedicated to providing exceptional association management with a unique and personal touch, adding to the overall enjoyment of living the lifestyle you desire and pride in your community!

Next on the agenda, Jim Castle reviewed our budget as of January 1, 2023. We currently have total revenue of \$24, 153; an operating budget of \$10,122 and a reserve of \$15,137 for a total cash balance of \$25, 259. Craig Eps asked why the annual assessment was \$409 this year and Jim explained that a 5% annual increase was included in our charter. Craig also asked what we are spending our funds on and Jim reviewed expenditures. Currently 5 households are delinquent in paying this year's assessment. Caleb made a motion to approve this year's budget; it was seconded by Nancy and approved unanimously.

Deb opened the meeting for open discussion. The following topics were discussed:

- Neighborhood speeders – Many expressed concern about the high speed of many vehicles, specially trucks. Nancy said that the city will not allow us to install speed bumps and that additional police presence would only be a temporary measure. Ed Casey recommended that we try to reduce the neighborhood MPH to 15. Electronic signs were also recommended. While other options will be researched, it was agreed that individuals may need to take action when they see speeders.
- Front entrance light – has it been repaired? It's been reported 3 times.
- People are not picking up after their pets in the common areas and in fact someone is tossing used bags into the woods.
- Craig raised the issue of many unsodded lawns and prolific weeds. He asked how we can address this issue. He also mentioned that a few of the common areas need to be resodded, including in front of the playground.

- Deb asked for recognition of the McCrary's for their work in helping to control the feral cat situation in our neighborhood.

Election of upcoming Board members:

Nancy Baggett is stepping down, Craig Epp volunteered to be on the Board. Deb, Patty, Jim, Ed, Elissa and Caleb will remain on the Board. The Board was approved unanimously.

Deb adjourned the community meeting at 8 PM.

A Board meeting was held subsequently to assign Board roles.

Deb Esparza, President

Patricia "Patty" Conary, Secretary

Craig Epp, Treasurer

Caleb Baitz, Rental Coordinator, ACC Committee

Elissa McCrary, ACC Chair

Ed Casey, ACC Committee

Jim Castle

The Board meeting was adjourned at 8:30 PM.