

Buckhead Homeowners' Association
April 25, 2018
Annual Meeting

Agenda

Call to Order and Welcome – Sue Niewenhous, President

Sue called the meeting to order at approximately 6:32 pm. Sue welcomed all in attendance which included Board Members Ken Stafford, Shirley Kerns, Jennifer Prather, Allison Harrell and Mary Woody. In addition, Sue introduced outside counsel for the HOA John Wharton.

1. Treasurer's Report – Ken Stafford, Treasurer

Ken provided current balances for the checking and savings accounts of the HOA. He provided appropriate documentation of same to the Secretary. Ken also reviewed the annual budget for the 2018-19 year which was approved by the Board in February and which included deferred maintenance reserves, e.g., sprinklers, lightning, wood fences, signs.

Ken reviewed unusual expenses from the year which included front-entrance irrigation repairs which were still in process; and legal and lobbyist fees associated with covenants enforcement and Welaunee development monitoring, respectively.

Ken reminded everyone that the Board had recently voted to keep annual dues at \$150.00, which the association has enjoyed for several years. One HOA member in attendance broached the potential of needing to raise annual dues at some point in the future, to address general increased expenses and other demands in the interest of the HOA. This was acknowledged as a potential item for the future, but dues would remain the same for 2018-19 fiscal year. At its most recently meeting of the Board, the Board had approved the annual budget for the upcoming year of \$29,975.00.

2. Insurance Report – Shirley Kerns, Secretary

Shirley reported that all of the HOA's required insurance coverages had been renewed at the same or lower premiums as the previous year. In addition, optional property coverage on the front entrance masonry sign was also renewed at a lower premium as previously. The coverages that are maintained by the HOA are:

- Commercial General Liability which is standard of an HOA
- Fidelity/Crime Coverage which insures against theft of the HOA's funds
- Property Coverage on the Front Entrance sign – optional coverage

3. Welaunee Monitoring Update – Allison Harrell, Director

Allison informed all of the monitoring Committee that had been established by the Board. The purpose of the committee is to monitor matters relating to the development of

Welaunee property north and east of I-10 to include the ultimate placement of the greenway that will be designed and built as a part of the Northeast Gateway Project. With the assistance of a lobbyist engaged by the HOA, the committee is charged with the responsibility of bringing concerns and recommendations to the Board for any required Board action or approval. Allison reported that the HOA Board is closely involved in requiring a budget and monitoring the expenses associated with the lobbyist. Allison reported that to date, the information and consultation with the HOA's lobbyist has been invaluable in getting members up to speed on this project and in assisting with establishing contacts within City and County government, and Blueprint/Office of Economic Vitality staff. A meeting with staff and the committee had already taken place so that baseline information and prospective action items could be reviewed for the members of the committee. Members of the committee include Allison Harrell (Chair), Brooke Hallock, Chuck Morris and Phil Beyer. Allison serves as the liaison between the Committee and the Board. Upon receipt of additional information, there are plans to publish information and related web links on the HOA's website.

4. Board of Directors - Election Results – Jennifer Prather, VP

This year's Teller's Committee (Jennifer Prather and Mary Woody) tabulated votes during the meeting which was open to observation by anyone present. Jennifer Prather reported that there were 65 total ballots received. 64 were cast for Kerns and 64 were cast for Niewenhaus, with one being ballot disqualified. Kerns and Niewenhaus will fill terms running from 2018 – 2021. It was noted that this was a record voter turn-out for Buckhead. The Board thanked everyone for their interest and participation in this important function of the neighborhood.

HOA Members asked about future participation on the Board. Current Board members reviewed the history of attempts and efforts to solicit interested parties, to include workshops and mass email solicitations in recent prior years. A few HOA members present suggested that such efforts might be more fruitful in the future. The Board indicated it would revisit this issue at some point in the future. As an Annual Members meeting, the Board could take no specific action on this or any other issue.

Adjourn – Sue Niewenhaus

Sue again thanked everyone for what appeared to be a record "live" turn-out and thanked everyone for all the supportive communications prior and at the meeting. The meeting was adjourned at approximately 7:55 p.m.