

Buckhead Homeowners' Association
April 9, 2019
Annual Meeting

Minutes

Call to Order and Welcome – Shirley Kerns, President

Shirley called the meeting to order at 6:05 p.m. She welcomed all in attendance, including Board Members Ken Stafford, Sue Niewenhous, Jennifer Prather, Allison Harrell and Mary Woody. Shirley asked all new members to introduce themselves and collected additional ballots.

1. Welaunee/NE Gateway Monitoring Update – Allison Harrell, Director

Allison provided a summary of activities related to the Welaunee/NE Gateway, including a public meeting held last month at Holy Comforter School and a review of a map and timeline that were distributed at the meeting. She summarized work being done Cari Roth, the HOA's lobbyist, the upcoming noise impact study, which has not yet been awarded and is expected to take four months to complete, and potential plans for an I-10 overpass or interchange, expected to be built in 2025-26. All information has been added to the Welaunee/NE Gateway tab on the HOA website.

2. Treasurer's Report – Ken Stafford, Treasurer

Ken provided a summary of this year's annual dues collections, reporting that 172 of 174 property owners have paid the annual \$150 fee. This leaves a balance of \$300 in unpaid dues. Liens will be filed at the Leon County Courthouse by Ken, as he does each year.

Ken said that that last year's budget was \$8500 over budget in the Legal Fees category. Ken explained that this was due, in part, to 2017 covenants enforcement expenses not being billed until early 2018 and that this was not expected to be a recurring expense. Ken also provided an explanation of how current lobbying fees are estimated. He also discussed the overall maintenance of the front entrance landscaping and sprinkler system.

3. Insurance Report – Shirley Kerns, President

Shirley reported that all of the HOA's insurance coverages have been renewed at the same or lower premiums as the previous year. 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

4. Board of Directors - Election Results – Sue Niewenhaus, Vice President, and Shirley Kerns, President

Shirley provided an explanation of this year's expansion of the Board from six to seven members, and provided a summary of efforts to solicit interest via email sent to all neighbors and a workshop for interested parties. Two neighbors expressed interest, one of whom attended a workshop and whose name was included on the ballot.

Sue then provided information on the election, including this year's Teller's Committee (Sue Niewenhaus, Shirley Kerns and Brooke Hallock), who tabulated the votes. She reported that 31 certified ballots were received from 171 properties, resulting in four candidates being elected. Allison Harrell, Mary Woody and Jennifer Prather were re-elected, and Jan Porter was elected to her first term. There were no write-in candidates.

Additional Item and Adjournment – Shirley Kerns, President

Shirley reminded everyone to please submit any changes to their Homeowners Directory Sheet to Mary Woody by May 1. She thanked everyone for their attendance, and the meeting was adjourned at 6:53 p.m.