

Terraces at Depot Park Homeowner's Association

2797 Sardis Road

Kennesaw, GA 30144

hoa@terracesdepotpark.com

ANNUAL MEMBERSHIP MEETING

July 22, 2025, 6:30 PM

Ben Robertson Community Center

2753 Watts Drive, Dance Room 1

Kennesaw, GA 30144

Annual Meeting

A. Call meeting to order: 6:30 PM

Introduction of Board members

Laurie Hickey, President (2202 Fuller's Alley)

Bryan Browning, Vice President (2756 Fuller's Alley)

Everett Robinson, Treasurer (2905 Fuller's Alley)

Beth Barnhill, Secretary (2204 Fuller's Alley)

B. Proof of notice of the Annual Meeting

Notice to each household was hand delivered on June 21, 2025. A reminder email was sent to all residents, a notice posted on HOA website, and a physical sign was placed at the neighborhood entrance.

C. Old Business

1. Irrigation/Backflow: Recent inspection required by Cobb County Water Services revealed that the backflow had been installed upside down. This was repaired and reinspected. Certification is current and will expire 1/30/2027.

2. Maintenance – Common Areas & Homes: Pressure washing, repair, and painting was completed on all common fencing, cluster mailboxes, entrance sign, and gazebo. Reminder that all homeowners are responsible for home exteriors. All homeowners have been asked to make any necessary repairs. The Board's intent is to keep our neighborhood from falling into disrepair.

3. Architectural Control: Awnings are now permitted. The bylaws will be updated to include the awning specifications, which will be updated on the website.

D. Unfinished Business

1. Leases: Reminder to all homeowners who lease their property to obtain Association approval ***before entering a lease***; within one week of lease execution, the homeowner is required to provide the lessee name, contact information (including email and phone number), homeowner's current email and mailing address, lease expiration date, and a signed copy of the lease.

2. Landscaping: Four trees are scheduled to be removed by the end of this month, including stump removal and sod replacement. The French drain in the breezeway facing Main Street needs to be addressed. The sod has not worked in the past so we will investigate other alternatives.

3. Homeowner Contact Information: Homeowners were asked to update their contact information either by filling out the form online or completing the contact sheet provided at this meeting. An email will be sent out reminding homeowners to submit their information.

E. New Business

1. Property Management Company: The Board plans to move forward with a property management company. To mitigate costs, we will be phasing out our current website to transition to the management company portal. Also, we will phase out our PayPal account and future payments will be made via the management portal via Check, ACH (e-check), or credit cards (electronic will be available at no charge. Any convenience fee generated by the credit card will be the responsibility of the homeowner. Any services beyond the monthly activity, such as closing letters, lease management, will be the responsibility of the homeowner requesting this service. **There will be no HOA monthly dues increase.**

F. Treasurer's Report

Everett Robinson presented a synopsis of our financial statements (please see attached documents for details). We currently have three accounts: a smaller operating account, a savings account, and a CD that provides interest income. We were able to meet our goal of moving 10% of dues to

savings/CD. When we transition to the management company, we will be opening a fourth account with a mutual bank for dues deposited and operating expenses for vendors. The HOA is not required to share the current bank accounts with the management company. The HOA will be able to transfer excess funds to the current accounts. The HOA will provide the Property Management company with all monthly account statements for reconciliation and to make accounts part of the overall financial package.

G. Adjournment: 7:30