

Terraces at Depot Park

HOA Board Meeting Minutes

Call to Order: Laurie Hickey called the meeting to order at 6pm 5/6/2025

Members Present: Laurie Hickey, Bryan Browning, Beth Barnhill

1. APPROVAL OF PREVIOUS MEETING MINUTES

- a. No corrections noted of Meeting Minutes from 4/25

2. OUTSIDE MAINTENANCE/LANDSCAPING

- a. Confirmed stain color for decks and paint color for window trim:

Deck: Behr premium semi-transparent waterproofing stain and sealer:
Color: Coffee

Exterior Trim: Sherwin Williams (SW) SW 7036 Accessible Beige

Siding/Garage doors/shutters on homes are not uniform; if resident wants to change siding color, a formal request for board approval via Spaces/Wix needs to be submitted. To access original colors, have painter match or contact warranty@builtbyfortress.com to confirm.

- b. Tree removal for 2769 Fullers Alley noted by last HOA board will be addressed. Board agrees two trees in the breezeway at above address should be removed. The Redbud tree in breezeway of 2200 is dead and will also be replaced. Board noted removal of dying cedar tree by railroad track fencing next to 2307 Fullers Alley needs to be added to estimate; when final estimate is obtained, will begin work.

- c. The backflow issue has been repaired. Laurie will contact the inspector to retest the system and enter the report into Cobb County's portal system.

- d. Laurie presented estimates for:

Mailbox area: pressure wash, repair columns, paint

Entry sign: pressure wash, paint trim

Fencing along Sardis and Main streets: pressure wash/paint

Gazebo: pressure wash (no wood, vinyl/plastic material)

The Board agreed to also proceed with pressure wash & paint fencing around the park area. When final pricing is available, Laurie will notify board for final okay so we can schedule the work. Will obtain an estimate for railroad fencing to be done at later time.

e. The Board has split up neighborhood and will make note of outstanding maintenance issues.

3. RENTALS/RENTAL WAIT LIST

- a. Board verified all leases are current; expiration dates: 5/31, 8/31 X2, 9/1/25
- b. When a lease has expired, the owner has 60 days to provide a new lease to be approved by the board; including contact information for owner and tenant. If 60 days have passed without this information, owner to be placed at bottom of wait list; resident at top of wait list will be offered opportunity to lease.

4. BYLAWS/WEBSITE

- a. HOA information & fees have been updated to both desktop and mobile app; This includes LATE FEES as stated in the Bylaws.
- b. Board members now have access to the Terraces @ Depot Park gmail account and shared new password (invoices/vendor, etc.).

5. PROPERTY MANAGEMENT

- a. Cost estimates were provided from 3 management companies for:

- Handling dues and common bills
- Lease management
- Website
- Annual taxes

This information will be shared with the Treasurer, who couldn't attend the meeting, to get input and any follow-up questions to help make a final decision. Average monthly fee <\$500/month; discussed mitigating monthly fees by eliminating Wix/Spaces, PayPal, and Quick Book fees.

6. MEETINGS

- a. Kennesaw Rec Center has been reserved for July 22, 2025, 6:30-8:30, for the annual meeting to be held at Ben Robertson Community Center, Dance Room 1.
- b. Secretary will deliver meeting notice personally or mail to each Owner in early June as required by Bylaws.

7. Follow up

- a. Hard copies of Property Management pricing (full PDFs have already been forwarded to all board members) will be provided to the Treasurer.
- b. Board will notify the inspector to certify backflow and resubmit report to Cobb County.
- c. Annual meeting notice will be composed and to residents within 21 days of the July 22 meeting.
- d. Lease Wait List will be verified and updated if necessary.

Next meeting: June 10, 6:30

Meeting Adjourned: 7:15pm 5/6/2025