

Terraces at Depot Park

HOA Board Meeting Minutes

Call to Order: Elaine Francel called the meeting to order at 3:30 pm **02/13/2021**. Sean Peterson Seconded.

Members present via FaceTime: Anil Victor, Carolyn Slay, Sean Peterson, Mark Monroe, and Elaine Francel

1. **Monthly Board Meeting:** The purpose of the meeting was to review online requests and provide updates for on-going community business.
2.  **Parking on Fullers Alley:** The Board vetted a couple of ideas for expanding the parking area by the gazebo in consultation with a contractor. The feedback we received was that the costs (@30k) involved far outweighed the benefits of an additional 1-4 parking spots. We are hoping that the additional parking that is included in the park project will alleviate the guest parking issues within the neighborhood. As well as residents utilizing their driveways and not the guest only parking spots.
3. **Research on gating community** - We discussed a gate project for the community with two contractors over the past couple of weeks. The bottom line news is that the City measurements required for an operational gate restrict us to a slide gate. There is not enough space in the middle of the drive for an entrance pad so it would have to be put on the left-hand side of the driveway as you enter. Unfortunately, this is not conducive to the traffic function of the neighborhood as a whole, and neighbors living in the first block of homes to the right of the entrance would in particular be impacted negatively.
 - It appears at the moment that Sardis Road is also scheduled for a face-lift that may include a median which would also complicate an operational gate at the entrance of the community. The drawings for the most recent proposal of Sardis Rd will be posted in a link on the TDP website. www.terracesdepotpark.com
 - Another option that has been presented is a 'Faux Gate', with additional fencing to the left of the entrance. They are gates that are installed but are not operational (permanently open). This will provide a finished look to our neighborhood and would help to minimize the turn-around or cut-through traffic that we currently experience. We will investigate this a little further and present the information next month to see if this is something the neighborhood would like to entertain.

- 4. Solar Panels** ☀️ There has been an inquiry regarding the HOA's position on solar panels being placed on homes in the community. After some review it is clear that solar panels on homes is a bit of a contentious issue mostly due to:
- the poor esthetics when panels are visible (based on the nature of our development there is no where to hide them from view)
 - Georgia does not have solar access laws (therefore a permit package is required by the county)
 - and Georgia Easement laws Ga.Code § 44-9-20..23 are voluntary (should something interfere with sunlight).

With the above items in mind, coupled with the fact that we are a small, tightly packed townhome community that is highly visible to all, the Board has voted unanimously to deny requests for solar panels at this time. Should something change in the laws, or the perspective of a majority of neighbors, we are happy to set up a community vote on the matter.

- 5. Financial Report:** Snap shot since the community took over from CMA... see next page

Meeting adjourned at 4:45 pm.

Financial Summary

	September		October		November		December		January		February	
	Credit/ Deposits	Debit/ Expenses	Credit/ Deposits	Debit/ Expenses	Credit/ Deposits	Debit/ Expenses	Credit/ Deposits	Debit/ Expenses	Credit/ Deposits	Debit/ Expenses	Credit/ Deposits	Debit/ Expenses
Opening Savings Balance	\$15001.07											
CMA Refund (Savings)	\$15007.31											
Savings Monthly Interest	\$0.13		\$0.24		\$0.25		\$0.25		\$0.23			
Funds transferred to savings from checking											\$17500.00	
Current Total Savings Balance	\$47509.48											
Opening Checking Balance	\$10814.29											
CMA Refund (Checking)	\$9282.05											
Dues	\$7030.00		\$7030.00		\$7030.00		\$7030.00		\$7030.00		\$6475.00	
PayPal Fees		-\$168.57		-\$153.09		-\$157.23		-\$141.75		-\$179.91		
HOA & Directors Insurance		-\$931.00										
Cobb Water		-\$298.30		-\$196.99		-\$215.41		-\$114.10		-\$22.00		
*GA Power												-\$20.65
Landscape Essentials		-\$1833.00		-\$1833.00		-\$1833.00		-\$1833.00		-\$1833.00		-\$1833.00
Sprinkler Repair		-\$205.00										
New Plants/Bushes/Trees purchased and install		-\$4385.00										
Painting (Property Fence front & back of property)				-\$1200.00								
GA Power Light Re-Placement				-\$2838.47								
Northwest Exterminating						-\$2400.00						
Outdoor Christmas Decorations								-\$637.59				
No Parking (temp) Signs								-\$79.50				
Mulch & Pinestraw Purchase & Install										-\$4800.00		
Funds transferred to savings from checking												-\$17500.00
*Gibson Landscaping												-\$1394.50
	\$27126.34	-\$7820.87	\$7030.00	-\$6221.55	\$7030.00	-\$4605.64	\$7030.00	-\$2805.94	\$7030.00	-\$6834.91	\$6475.00	-\$19353.65
Mthly Checking Balance To Date	\$19305.47		\$808.45		\$2424.36		\$4224.06		\$195.09		-\$12878.65	
Current Total Checking Balance	\$14078.78											
Total Cash Balance: Savings + Checking	\$61588.26											

NOTES

*Georgia Power -	we have been working off a credit on our GA Power account which is why our first payment showing to them was February 2021.
*Gibson Landscaping -	It has been verified that CMA did not pay our August landscaping bill as a result we received an invoice in January 2021 for payment
*February -	The majority of February numbers are in but we do have a couple of outstanding items that are not accounted for at this point in the month