

Call to Order

The annual meeting of The Park at Trowbridge Homeowners Association, Inc. was called to order at 4:00 PM on Sunday, March 4th, 2018 at 7100 Peachtree Dunwoody Road.

Roll Call

Board Member Attendance

Jonathan Deutsch, President	X	Amy Newbold, Secretary	X	Atlee Wampler, At Large	X
Travis Tolar, Treasurer	X	[Open Position formerly Andrew Jordan], Vice President			

Household Attendance

Eleven of twenty-four households were represented.

Approval of Last Meeting's Minutes

The minutes for the previous meeting held on September 29th, 2016 were approved by the HOA members in attendance.

President's Report

- Jonathan gave an overview of the subsequent agenda items.
- All in all, we have a small quiet community with minimal shared property/expense. There were no matters requiring a vote or other timely homeowner action.

Treasurer's Report

- All 2017 dues have been paid.
- Travis distributed and reviewed our projected budget which includes estimates of increased expenses based on historic annual utility/vendor rate/fee increases. We are on track to keep roughly one year's expenses in reserve.
- Statements for 2018 dues will be issued this month.

Neighborhood Watch Report

- Contacts: Atlee monitors it on the south side and Jonathan monitors the north side.
- Safety
 - We have no known safety issues in our community this year.
 - There have been two reports of vehicles parked in driveways appearing to have been searched. There was no sign of forced entry and nothing appeared to be taken, but the contents were shuffled. We'd heard that there is a way to gain entry into certain models of SUVs via tampering with the door handle. We advise homeowners to report any suspicious activity, park in your garage whenever possible, and refrain from keeping valuables in your car (and hide them from visibility if necessary.)
- Parking
 - We have had very few issues this year, but as a reminder, primary parking should be in the garage, secondary in the driveway, and tertiary in front of your property or on the east side/circle for south end where applicable. The western most side must be kept clear for emergency vehicle access.
 - A silver car is often parked to the right as you enter the community. It is routinely moved, but if possible, we ask that it be parked in a driveway or with as much distance from the entrance as possible to avoid congestion.

Old Business

Election of New Board Member(s)

- Board member terms are two years. Elections are made for a seat and the board determines position after elections are complete.
- Andrew Jordan sold his home, so we have one open position out of the total five positions.

Rental Home Status

- Our charter and bylaws do not have an explicit maximum. We continue to have three rented properties, which is our recommended cap.
- Renters are welcome in our meetings.
- The Board is in contact with the owners of the rental homes to ensure that we retain copies of the leases annually.

Semi-annual Neighborhood Social(s)

- We had an outdoor movie screening in November with a child-friendly movie followed by an adult movie.

Fencing

- The upkeep of the fence that surrounds the property is the responsibility of the HOA. The expense of routine maintenance or repairs due to issues caused by external factors is the responsibility of the HOA. However, if the fence is damaged due to an issue on the inside of the property (Ex. leaves/straw piled against it causing rot or tree leaning on it), the expense of the repair is the responsibility of the homeowner.
- We contacted homes with issues on the inside of the fence to confirm homeowners are aware of policy and potential outcome if not addressed.

Landscaping

- We are contacting our current vendors, Turfmaster and North Atlanta Lawn Maintenance, to discuss timing and cost for pine straw, as well as lawn and shrub feeding.
- We are scheduling the spring tuneup of our community irrigation system.

New Business

Election of New Board Member(s)

- The board has one open position and is open to cycling out old members and bringing in new members.
- We did not have interest in any changes, so we did not have an election. Please contact us if interested!

Status of Spalding Woods Pool Sale

- The property is zoned for private owned recreation. Last year, the City Council denied zoning for commercial development and single family homes. The developer and select pool members are continuing to pursue it.
- If zoning is granted, Spalding Woods Pool would need to submit a distribution plan to the Attorney General for the state of Georgia. The distribution of profits of the sale of a not-for-profit entity is in conflict with the tax code, so we expect that the Attorney General would put a stop to the sale. The pool voted to pursue dissolution with a lawyer.
- We are in contact with the Sandy Springs Council of Neighborhoods and encourage all homeowners to express their view to any applicable organizations/contacts to protect the woods that would be cleared for ~60-90 units, should the sale go through.

Intersection Construction Updates

- The city will be moving forward with widening the intersection of Spalding and Trowbridge and adding a turn lane (instead of one of the proposed traffic circle plans.)

- Property will be claimed from North Springs High School as well as some of our homes. An estimated ~40 trees/shrubs and ~40 feet of property will be impacted in some places. A retaining wall will be added where necessary. One of our irrigation lines is on this property and may require attention.
- It is our understanding that four to five of our fence panels will be removed and they will reimburse us for the eventual repair, as estimated by their contractors.
- We have some ability to negotiate reparation, but do not have clear parameters. Ideally, we'd like to build a brick wall with shrubbery to reduce street noise which will increase due to closer proximity, give better privacy for those impacted, and provide a uniform appearance. We are looking into the cost of these options.
- The project is expected to break ground in the fall and take about 4 months.

Neighborhood Socials

- In the absence of a social committee, the board will schedule a spring social.

Other Business

- The Architectural Committee dissolved due to homeowner departures or pending departures. Anyone interested in reforming the committee is welcome to contact the board. Until that time, we ask that homeowners provide any desired plans before proceeding so that we can confirm that the changes are in line with the bylaws and maintain a consistent aesthetic (such as one ornamental tree.)
- There is interest in looking into establishing a text notification process for urgent community news (opt-in/out, subscription).

Adjournment

- Meeting was adjourned at 5:00 pm.