

Call to Order

The annual meeting of The Park at Trowbridge Homeowners Association, Inc. was called to order at 7:30 PM on Sunday, April 7th, 2019 at 7100 Peachtree Dunwoody Road.

Roll Call

Board Member Attendance

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

Household Attendance

Six of twenty-four households were represented.

Approval of Last Meeting's Minutes

The minutes for the previous meeting held on March 4, 2018 were approved by the HOA members in attendance.

President's Report

Committees

- Social Committee:
 - We had a social committee in the past and would like to revive that. The primary responsibility of the committee will be to organize the spring and fall socials. We will speak to Nancy about forming one and contact Cherie Armstrong, who had interest in organizing a block party.
 - We will distribute our Facebook page and website, as there is confusion with another community when searching.
- Architectural Committee: We confirmed that the committee leadership is Nancy Boswinkle for a homeowner planning a deck project.
- Impending Road Projects:
 - Spalding/Trowbridge Turn Lane & Road Widening
 - We have not received details on how much of our community property will be taken or any financial offer in conjunction with the road widening and turn lane additions on Trowbridge and Spalding.
 - The city will be taking ~40 feet of private land from 230 and will use land on 260 for easement. One homeowner has raised concern about the possibility of sinkholes when removing trees and having earth settling.
 - We will convene a committee led by Steve McMillan to proactively reach out.
 - We also discussed our understanding of the state and city projects planned on either side of us for 400. We recommend reviewing the Sandy Springs reporter. Ex.
 - <https://www.reporternewspapers.net/2019/03/02/eight-townhomes-targeted-for-demolition-in-sandy-springs-private-toll-lane-talks-documents-show/>
 - <https://www.reporternewspapers.net/2019/04/05/transform-285-400-traffic-changes-through-april-14/>

Fencing/Trees

- We have trees on the outside of the property that pose a risk to our fence.
- We are not evaluating options for maintenance until we understand which trees, land and portions of fencing will be impacted by the city road widening and turn lane project. They may end up taking care of it for us incidentally.

Treasurer's Report

- All 2018 dues have been paid. We continued to run within budget and continue to grow our reserves, in keeping with our goal to keep one year of expenses in reserve.
- Invoices for dues will be issued soon following this meeting.
- Between no landscaping expenses last year and unexpected city project-related repairs, we have budgeted a bit extra for it and Misc Expense.
- We also budgeted more for water (Atlanta Watershed) on the assumption that we will not have a second year of excess rainfall.
- TurfMasters expenses are increased in the 2019 budget to reflect 2018 invoices to be paid in 2019.
- SOS Registration is the Secretary of State expense that is mandatory. NALM is North Atlanta Lawn Maintenance who maintains the lawn and shrubbery around the community entrance and shared green space.

Neighborhood Watch Report

- Contacts: Atlee monitors it on the south side and Johnathan monitors the north side.
- We have no reports of safety issues.
- We have observed more wild life encroaching as land is cleared. We have regular sightings of deer on the north end. Atlee saw a coyote on the south end some time ago last year. We do not have concerns about this, but we advise families to supervise small children or cats outdoors, just as they should for cars cruising through the neighborhood quickly.

Old Business

Current Rental Homes

- We have three rentals, as we have in previous years.

Status of Spalding Woods Pool Sale

- The property is zoned for private owned recreation. Traton Homes requested review of the City Council decision to deny zoning for commercial development and single family and the Attorney General struck it down last year.
- The owners are still interested in selling and there is a new Attorney General, so they may persist in looking for other options. We have no further update. As a community, the sale and development would reduce the greenery/privacy behind our homes and introduce additional sound and traffic.

New Business

Board Elections

- Jonathan had a personal situation arise and resigned and we have one open position.
- Steve McMillan and Nancy Boswinkle agreed to join/rejoin the board.

Adjournment

- Meeting was adjourned at 8:30 pm.