

## ANNUAL HOMEOWNERS MEETING

Friday, April 27, 2018

1. Quorum and Call to Order. The Glenleigh Homeowners Association (GHOA) Annual Homeowners Meeting was called to order by Steve Gigantiello, Member of the Board of Directors (BOD), and President, at the Glenleigh Commons, Poolside, 7:00 PM, Friday, April 27, 2018. This action was based upon determination of a Quorum of homeowners (25% or 23 of 90 lot owners) present in person or by proxy. (Attached)
2. Authority and Notification. In accordance with the GHOA Covenants, Exhibit 'D' (By-Laws), Article II, no more than 30 nor less than ten calendar days prior to the Glenleigh Annual Homeowners Meeting, required notification of the meeting, along with its agenda and a proxy form was distributed to GHOA members and residents. (Attached).

### 3. Roll Call. (Board of Directors, Officers, Activity Coordinators)

• Steve Gigantiello	Member, BOD and Officer (President)	Present
• Lawrence Williams	Member, BOD and Officer (Vice-President)	Present
• Laurie Bush	Member, BOD and Officer (Treasurer)	Present
• Merna Bailey	Officer (Secretary for the Board)	Present
• C B Stratham	Chair, Modifications Review Committee (MRC)	Absent
• Lawrence Williams	Chair, Grounds Committee	Present
• Derek Nowatzki	Chair, Neighborhood Watch	Absent
• Joy Edwards	Coord., Social Committee	Present
• Bob Bush	Coord., Swimming Pool Operations	Present
• David Wyatt	Coord., Data Services and Security	Present
• Reese Barillari	Coord., Tennis Committee (Krystal Barillari)	Present

### 4. AGENDA

1. Quorum. Homeowners initialed the sign-in sheet, and the board collected the signed and dated Proxy forms. Steve Gigantiello, President, determined we had a quorum. Meeting held as scheduled.
2. Introduction of Directors, Officers, Committee Chairs.
3. Presentation of three new candidates for board – Jesse Lavender & Scott Liam were nominated by the HOA Board; Warren Parrino was nominated by Bob Bush.
4. Membership voted to the board Jesse Lavender & Warren Parrino; Scott Liam volunteered to take Secretary position for one year to help and to learn more about the activities of the board and committees to see where there might be a better fit for him in the future.

5. **Finance and Budget Report** – Budget for FY 2018 was presented by Laurie Bush, Treasurer. Laurie reported that we expect to have a full roster of facility members (15) this year. There was a discussion on how we can pay our dues electronically. David Wyatt suggested Venmo (sp?) a software that is free. Laurie will check again with our bank to see what our options are. This would be a security as well as convenience issue for our residents. Lawrence Williams, VP & Grounds Committee Chair, explained the capital projects underway related to the projected spending against the budget. The budget was reviewed, voted on and approved by the membership. (copy attached).

6. **Committee Reports:**

Commons Property Maintenance: Chairman, Lawrence Williams, reported Drainage in the common area which affects yards on Dunaire and Kinvarra Circle is nearly complete. Surveillance equipment is being installed at the time of the meeting. The cameras installed at this time are operational; however, the monitoring equipment is being stored in the pool room which is hot and contains chemicals, etc. We are getting bids to for addition to this area which can be cooled and keep the monitoring equipment (as well as card key computer) in better working order for longer time. New lawn service for the common areas (Ruppert) start May 1. Lawrence explained that we could save money by ordering plants and pine straw directly and utilize volunteers from our community to help with planting and spreading the pine straw, etc. in common areas. Many raised their hand to volunteer for Sat April 28 planting at front entrance. There were questions as to who is in charge of the actual street lights in the subdivision. Many are burned out. Residents need to contact Cobb County as they repair/replace the street lights. Laurie Bush volunteered to send out an e-mail blast to homeowners regarding how long the surveillance video's last before being written over.

MRC: Steve discussed the policies of the MRC and the need to contact the MRC PRIOR to making any changes to the outside of property. Steve also requested additional volunteers for the MRC. Lawrence Williams will be stepping down as vice president to chair the MRC (while continuing to chair the Grounds Committee). Nathan Humphrey and McKinley Riley volunteered to serve on the MRC.

Security Services: David Wyatt reported all running smoothly at this time. The card key system is very old as is the computer that runs it. We may need to replace this year. The surveillance equipment will be monitored by the HOA Board; however, David Wyatt and Lawrence Williams will work out where the responsibilities for the equipment operation will lie.

Tennis: Courts are in great shape; getting new dry rollers. Krystal Barillari urged homeowners to utilize the courts, perhaps get teams together. Some owners inquired if there are any players in the community that offer lessons. This to be determined.

Pool: Bob Bush reported that the pool is nearly ready to open; just waiting on county approval. The cover may need to be replaced this coming Fall. As the pool ages, we are looking at resurfacing, replacing some pipes, etc. Also, there is no storage at the pool and homeowners who chair committees are storing Glenleigh HOA items in their garages. We need to address this after this pool season. Pool Committee is also looking for another resident volunteer – particularly anyone who knows plumbing (if there are any).

Social Committee: Joy Edwards reported that most events are centered around the children in our community; however, they are wanting input as to what would bring more adults to a function (those without children). She suggested residents check out the Glenleigh website for committee contact information and they can send suggestions to the Social Committee. Residents could also VOLUNTEER for any Committee that is listed there. We always need volunteers. There would be no pool opening party (too cold), but probably something in July as well as the Fall Festival and Christmas functions. Joy encouraged cul de sac parties starting with her cul de sac: Carrageen Ct. There appeared to be much interest in this from “competing” cul de sacs; however, something needs to be worked out for Kinvarra Circle, Glenleigh Drive and those whose homes face Nickajack Rd.

Neighborhood Watch: In Derek Nowatzki’s absence, Steve mentioned this committee has lost steam and will revisit this with residents in this coming year.

## **7. Other Business:**

New Residents: We had several new residents at this year’s meeting as well as several who have lived in the neighborhood as long as two years, but this was their first Homeowner’s meeting. With all the new residents and the Board’s additional efforts to attract people to the meeting, we had a record number of owners and proxies at this meeting! Way to go Glenleigh. Hope this continues.

Social Media: There was discussion on Glenleigh’s private Facebook Page still having residents included who have long-since moved out of the neighborhood. It was believed that Charles Sims set up the Facebook page. Nathan Humphrey volunteered to check with Charles to get this updated to only current residents.

Pool Parking Lot: We need a policy and procedure on allowing friends and relatives to park in the lot overnight; particularly if they are parking a large vehicle such as a moving van or RV. We need to maintain the integrity of the parking lot itself and provide ample space for resident parking at the pool/tennis courts/play

area. Nothing was resolved, but Steve will pursue this with residents in the form of a survey or another homeowner meeting if necessary.

Newsletter: Monica Davis volunteered to help with the Newsletter.

Real Estate Comps: Lawrence Williams discussed the rising real estate comps in our area affecting our housing prices. The median price is \$295,000, although we have sold several houses over \$300,000 in the past year.

Adjournment. - Meeting was adjourned at 9:15 P.M.

FOR THE BOARD OF DIRECTORS:

Merna Bailey  
Secretary to the Board

Enclosures:

- Annual Meeting Notice, Agenda, and Proxies
- Glenleigh Financial Statement and FY 2018-19 Proposed Budget
- Meeting Agenda / sign in sheet/ Proxies