

## GHOA ANNUAL HOMEOWNERS MEETING

Thursday – May 16, 2019

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, 7:06 PM, Thursday, May 16, 2019. This action was based upon determination of a Quorum of homeowners (25% or 29 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
• Warren Parrino	Member, BOD and Officer (Vice-President)	Present
• Jesse Lavender	Member, BOD and Officer (Treasurer)	Present
• Scott Lamm	Officer (Secretary for the Board)	Absent
• C B Stratham	Chair, Modifications Review Committee (MRC)	Present
• Lawrence Williams	Chair, Grounds Committee	Present
• Joy Edwards	Coord., Social Committee	Present
• Stephen William	Coord., Swimming Pool Operations	Present
• David Wyatt	Coord., Data Services and Security	Present
• Reese Barillari	Coord., Tennis Committee	Absent

### 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 2019 Board Members:
  - Warren Parrino: President
  - Steve Gigantiello: Vice-President
  - Priscilla Colas: Treasurer
  - Laurie Bush: Secretary

Members were asked if there were any other nominations for Board positions and there were none.

4. **Finance and Budget Report** – Budget for FY 2019 was presented by Jesse Lavender, Treasurer. Jesse reported that we currently have a full roster of facility members (10) for this year, and there is currently a waiting list. The Board explained capital projects for the coming year as related to the projected spending against the budget. The budget was reviewed, voted on and approved by the membership. (copy attached).

5. **Committee Reports:**

Commons Property Maintenance: Chair Lawrence Williams reported on the following:

- License plate camera at the Entrance has been repositioned so to better capture car tag images. The project involved running cable underneath the roadway at the Entrance.
- Rupert (landscaping company) manages the overall lawn care but pinestraw and flower plantings have been done by another company as a cost-saving measure. Lawrence stated that Rupert is willing to offer discounts to homeowners if any services are required.
- Discussion was also had regarding the proposed improvements to the playground area. This will involve replacing the surround and the bedding, as well as re-grading around the area to improve water drainage. Tables will also be added to that parents have an area to sit while children are playing. Bids are still being solicited for this project.
- Shrubs on the center island immediately inside the entrance will be removed, as they create a limited sight hazard when exiting the neighborhood.
- “Yard Of The Month” program is up and running for the season, with the first award presented in April.
- A neighborhood clean-up day was noted on the Agenda (as in past years) and the Commons Committee will confirm the date shortly.

MRC: Committee Member Lesley Hudson reported on the following:

- Reiterated the policies of the MRC and the need to contact the MRC prior to making any changes to the outside of property. Per the Covenants, the Board has the legal right to have a homeowner undo any project that was not previously approved by the MRC and that is not in keeping with the Covenants guidelines.
- Lesley urged all homeowners to download and review the Covenants so everyone is aware of the guidelines.
- Lesley addressed communications issues in the past, noting that the MRC is committed moving forward to provide prompt responses to homeowner requests and expedite the approval process.

Security Services: Chair David Wyatt reported on the following:

- The pool keycard system is still working.
- David addressed the camera issue, stating that the repositioning of the camera now clearly captures license plate images.

- The cameras record up to 2 weeks of footage, so homeowners need to alert the Board and Security Services to any situations as quickly as possible so that footage can be pulled and reviewed.

Tennis: No Committee members were present but the following was reported by the Board:

- The courts are in good condition overall. There are a few cracks that are being addressed.
- The key-entry box had to be remounted as it was coming off the pole.

Pool: Chair Stephen Williams reported on the following:

- The Chlor-King system and robot vacuum were no longer working, so replacement equipment is being secured. This will add additional expenses into Pool Maintenance and the budget will be adjust accordingly.
- The pool will open temporarily over the weekend of May 17, but will be closed for a few days the following week so that the new Chlor-King system can be installed.
- Stephen reiterated the Pool Rules, emphasizing no glass bottles, disruptive behavior, and not letting anyone into pool area if they didn't have a pool key.
- It was noted that no parties would be permitted over the big holiday weekends (Memorial Day, July 4<sup>th</sup> and Labor Day). For parties at any other time over the season, homeowners must schedule with Amy Nowatzki via email at [pool@glenleigh.com?](mailto:pool@glenleigh.com)
- With the new storage extension on the pool house, the pump room has been cleaned out and organized.
- Pending available funds in the budget, some of the existing furniture will be replaced or refurbished.

Social Committee: Chair Joy Edwards reported on the following:

- Neighborhood events continue to draw more attendance.
- Joy encouraged homeowners to consider organizing cul-de-sac parties over the summer.
- The question was raised about a neighborhood yard sale. While there was initial interest when this was first announced earlier in the year, no homeowners confirmed that they would participate so nothing was ever scheduled. Joy asked that neighbors email the Social Committee if they are interested in a neighborhood garage sale and they will get something on the calendar.

Newsletter: Chair Steve Gigantiello reported on the following:

- Due to a busy work schedule, Steve is no longer able to produce a regular quarterly newsletter and asked if anyone would be interested in taking it over.
- Joy Edwards indicated she would discuss with the Social Committee to see if it would be something they would be willing to produce.

## 6. Other Business:

New Residents: New residents were introduced and welcomed by the membership.

Real Estate Comps: Jack Reilly provided a "State of Area" report on current development projects in the area and the increasing values of homes in Glenleigh. Homes are now selling at over \$300,000 in the neighborhood, and values are expected to increase as new neighborhoods and other infrastructure projects continue to make the area a desirable place to live.

South Cobb Alliance: Tania Robinson discussed the impending legislation to incorporate Mableton and Austell into a new municipality. Having attending many of the meetings, Tania is coordinating with some of the SCA members to make a presentation to homeowners at a special meeting (date to be announced). For more information on the proposed incorporation, neighbors can visit [www.southcobballiance.org/](http://www.southcobballiance.org/)

Neighborhood Rental Policy: Discussion was had on whether neighbors were interested in exploring the possibility of limiting the number of rentals in the community. Rental properties are the ones that are most difficult to resolve violations with, as the homeowners are out of town and hard to contact.

Many homes along Nickajack are either rental or Airbnb properties.

Neighbors voted in favor of having the Board proceed with exploring what would be involved in limiting rentals, including:

- Parameters of the initiative
  - How the process would be handled
  - What would be allowed in terms of hardships or extenuating situations
- What would be involved in amending the Covenants if the initiative were to pass.

Once an initiative is prepared, it will be reviewed by all neighbors and a special meeting will be held to discuss and then vote to approve or disapprove.

Adjournment. - Meeting was adjourned at 8:38 P.M.

Enclosures:

- Annual Meeting Notice, Agenda, and Proxies
- Glenleigh Financial Statement and FY 2019-20 Approved Budget
- Meeting Agenda / sign in sheet/ Proxies