

Barrington Trace HOA Annual Meeting

November 13, 2018

Convened: 7:13 pm

President's Remarks: David Hartwell

- David shared his appreciation for the opportunity to serve as president over the past 2 years
- New home owners were asked to check with the social committee if they have not received welcome basket
- David shared his thanks to the current board and volunteer committee for all their hard work
- Ballot rules: One ballot per household and a quorum of 25 households is required for a viable election

Vice President Remarks: Keisha Waites

- Has been in her appointed role for two years and a member of the community for 16 years.
- Improvements over the last two years now that revenue to the community is in the black:
 - Improved up lighting on the grounds
 - New clubhouse furniture
 - New flat-screen TV and sound system
 - Pool service vendor changed; algae control improved – residents are not allowed to use the pool during this season while it is not covered
 - Playground area is almost 16 years old and has been damaged; slide and swings will be replaced
 - Additional sound system speakers for the clubhouse and poolside have been purchased
 - Pet stations have been added around the community; please reach out to the landscape committee (David Campbell and Keisha Waites) if you see issues
- Events: Jazz Around the Pool Gala (BT's only fundraiser) was a success, as well as the Halloween Party (no hayride this year, but will return next year). Becky, Social Committee Chair is preparing the December 8th Holiday Party.
- Please make sure you're registered on our website barringtontrace.net from where all our future communications will be generated.

Treasurer's Report: Virgil Smith

- Financial report distributed
 - This year's total revenue is \$145,417
 - Current Budget is \$113,790; this is an increase of 27.8% from last year, but additional revenue makes this overage manageable
- Cable expenses and utilities have gone up slightly due to improvements
- Revenue increase attributed to
 - Assessment fees
 - Late Fee income
 - Initiation fees
 - Clubhouse Rentals

- Spent about \$9K on legal fees going after delinquent homeowners
- Expenses are 2.1% over budget due to recreation area, utility, and maintenance
- 22 homeowners are still delinquent = \$69,100
 - Goal is to be more aggressive in getting these dues paid
 - Some success this year's by sending out letters and working with our lawyers
 - Almost 90% of homeowners are current (GOOD NEWS!)
- Capital expenditures covers cost for:
 - Clubhouse improvements
 - New furniture
 - Lighting
 - Basketball Court
 - Pool improvement
 - Bar conversion to replace the old A/V station
 - New grill on the outside of clubhouse for guests
- HOA Fees due in January
 - Option 1: \$700 if paid before 2/28
 - Option 2: After Mar 1, fee is \$800 if paid by May 1.
 - Residents can log in to check their account online at Heritage Properties; additional information is on the website.
 - Capital Reserve is \$50K; plan is to continue to add to the reserve in case there are challenges around our funding and budget. Our plan is to complete a reserve study to help plan for the community 30-years into the future to help the continuing administration for the subdivision.

Secretary's Report: D'Lovely Gibson

- Presentation of ballots and presentation by candidates
 - **Virgil Smith:** Has served as Treasurer for the last two years; invested interest in the community. His record shows that he able to get things done in a cost-effective manner
 - **Staphea Campbell:** 1st homeowners in Barrington Trace and has returned after leaving for over 10 years; so, she is looking to keeping BT at its highest standards
 - **Tammy Pollock:** Has been supporting the board for four years, and has raised her family in Barrington Trace and wants to continue her work with the board

OTHER BUSINESS

- Beazer Builder will soon be closing out at Barrington Trace; they will continue to complete repairs from damage during the building; Be sure to follow up with Beazer if you're experience any challenges in and around your newly built homes
- Water bill inconsistency noted by several residents; community provided some recommendations on how to work the City of Atlanta Watershed; board suggested inviting CoSF representation at our next meeting or to invite someone from the Water Company to address residents' concerns

- Wood fencing on properties on the new homes will not be changed by Beazer despite concerns brought up to the builders by the HOA board; we ask that home owners follow up with the Beazer to help with our plea to have these fences are replaced
- Residents are urged to increase their home security with cameras such as Ring or Vivint due three attempted break-ins across Barrington Trace over the last week
- While there is a “courtesy officer” which will be ramped up over the holidays, this officer is not a security officer; board is reviewing at adding more cameras to see the cars exiting the community
- Please be sure to meet your neighbors, so we can look out for each other; know when people are traveling or visiting
- Get to know the young people who are residents and be respectful; if you see something, do say something
- Please keep your dogs leashed as you walk the neighborhood
- Speed Breakers have been considered; waiting for the study that was completed to help reduce the speeding in the community; speed limit is 25mph; parking and crest hills are difficult, so residents are asked to slow down
- Holiday Party, December 8th from 7-11PM; more information will be available on the website. THIS IS AN ADULT EVENT.
- New residents attending an HOA meeting for the 1st time were asked to introduce themselves:
 - Erin/Patrice in Freeman Terrace
 - Brian Terrell in Freeman Terrace
 - Kirk Sykes at Gable Court
 - Dorothy Bailey at Kendrick Terrace
 - Sheila Tribble at Freeman Terrace
 - Genetta McKee at Kendrick Terrace
 - Shante

Upcoming HOA Meetings

April 16, 2019, 7-9:30/Board Meeting APR 9

August 20, 2019, 7-9:30/Board Meeting AUG 13

November 12, 7-9:30/Board Meeting NOV 5

Meeting adjourned 8:27PM