

Barrington Trace Annual HOA Meeting Minutes

November 19, 2019

Meeting Called to Order at 7:00 pm – Meeting Adjourned at 8:20 pm

Message from the Board of Directors

As always, thank you for attending the last HOA Meeting for 2019. It has been a great year with a lot of successes and growth in our subdivision. All of the great work is attributed to community support and volunteers.

This year was the first time in in 19 years homeowners have ratified a change to the covenants since the community was built 19 years ago. In addition, we made a significant governance change, becoming a POA or Property Owners Association. This change gives our community the authorization to work with homeowners in improving or changing our covenants.

During the meeting, there were strong opinions regarding the amendment process, resident communications and the voting process, both in favor and against. We regret the discussion became contentious, but we pride ourselves on creating a forum where all voices are heard in a respectful manner. As a reminder, we request all residents remain respectful of our differences of opinions and the time limits of our community meetings. As always, the board members welcome you to reach out to us directly if you have concerns, grievances, ideas, and feedback.

Recap of Agenda Items

Lease Amendment

1. The covenant amendment was recorded with Fulton County Land Records on October 22, 2019.
2. The main purpose of the amendment is to limit and regulate rentals in the community due to the constant requests we receive from investors looking to buy homes in our community and lease them. Since 2001, there were no covenant restrictions in place to limit this practice, leaving our community susceptible to unlimited rentals and transient tenants. We are aware of 13 homes that are owned and rented by outside owners. We have a cap of 15%, which equates to 25 of the 165 homes in the community.
3. Following the annual meeting on November 19, Virgil Smith, President of the HOA met with a protesting homeowner who challenged the consistency between the recorded amendment and the version that was voted upon by the community. The homeowner challenged the interpretation and language of the amendment. The original amendment proposal was reviewed and compared to the recorded amendment distributed to the community. It was verified that both documents were in fact the same, which was acknowledged by the homeowner. However, during that process, some concerning language was discovered that required professional legal interpretation.
4. The board received legal counsel on November 22, 2019, regarding the issues of concern to the homeowner. It is the position of the Board as guided by our legal counsel, there is no need to change the language of the covenants. It was determined the recorded amendment is appropriate, fairly represented, and meets the needs of the community regarding leased property. Members of the Board will meet with the homeowner to explain the points made in the approved Amendment.

Annual Board Election

1. Proxy ballots were not distributed on time, so absentee ballots will be delivered by mail in the next week.
2. While many ballots were submitted after the meeting, we did not reach our 41-vote minimum as required by our covenants to verify the election.
3. If you were not at the meeting, you will have a chance to vote by submitting the absentee ballots that will be delivered by postal mail.

HOA Assessment Fee Discount

1. Annual Assessment fees are \$800 and are due January 1, 2020.
2. The board shared that, as with every year, there is a \$100 discount for the annual dues if you make your payment before February 28th.
3. While this information has been shared in our newsletter, this information was not clear in the assessment notification letter distributed by Heritage Property Management.
4. To ensure this discount is clearly communicated in writing; Heritage Property Management will be resending a revised annual assessment letter with details about the early payment discount.

2020 HOA Assessment Fee Discount

1. Annual Assessment fees are \$800 and are due January 1, 2020.
2. The board shared that, as with every year, there is a \$100 discount for the annual dues if you make your payment before February 28th.
3. While this information has been shared in our newsletter, this information was not clear in the assessment notification letter distributed by Heritage Property Management.
4. To ensure this discount is clearly communicated in writing; Heritage Property Management will be resending a revised annual assessment letter with details about the early payment discount.

Flock Cameras

1. The new FLOCK cameras are scheduled for installation by the first week of December. The cameras will capture license plates of vehicles entering and exiting the subdivision. The footage collected will be available on a rolling 30-day period and will not infringe upon your privacy. The footage is accessible by members of the board; residents can request access to view footage. The camera footage is not open to the public, and is not actively monitored by the Police Department. However, the police will have access to the cameras in the event of a crime or suspected crime.
2. The board encourages homeowners to take appropriate action to protect their property.
3. To help sort through the data in the event of a crime and to identify FBI Hot Cars and suspected perpetrators, FLOCK and their partners in law enforcement have asked each resident to register on the "[SafeList](#)" You can register by clicking "[SafeList](#)" or you can go to the Barrington Trace website and request access to the registration site to register your vehicles. There is no limit to the number of vehicles you can register. We encourage you to [register vehicles](#) of family and friends who visit you frequently. The vehicle registration page on the website is not open to the public. Please contact the BT Board if you have questions.



As you prepare and enjoy the holidays, please be safe and well. We look forward to seeing you during our Annual Holiday party on [December 14th](#) at the Clubhouse.

Barrington Trace Board of Directors