

Barrington Trace Homeowners Association Meeting, Tuesday, APR 23, 2019; meeting started @ 7:04

AGENDA

1. Clubhouse Renovation, Amenity Keys and Pool opening
2. First Quarter Financials
3. Reserve Study Priorities
4. Declarant Status, HOA to POA
5. Security
6. Resident Questions

Meeting Intro (Led by Virgil Smith)

- Board recognized past presidency and leadership of David Hartwell.
- Community was reminded to set up email updates through barringtontrace.net; Keisha Waites will no longer be sending out emails. Moving forward, emails will come from the website distribution system.
- Board members and committee chairs were introduced
 - Clubhouse Rental Chair, Angie Stover
 - Social Committee Chair, Becky Goldsboro
 - Swimming Pool Chair, Lee Howard
 - Architecture Committee Chair, Sheila Tribble
- Michael Bazemore was thanked and recognized for his help in assembling the new lifeguard chair and helping with lighting.
- Board has secure lifeguard training opportunity with Red Cross to provide lessons to BT youth who could be available to serve as lifeguard for pool rentals. See Virgil Smith for inquiries.
- Declarant and builder Beazer is leaving Barrington Trace allowing the board to have more decision rights in the community

Clubhouse Renovations, Amenity Keys, Pool Opening (Led by Keisha Waites)

- New neighbors were announced
- A full list of clubhouse and pool renovations were reviewed
 - New clubhouse furniture and bar
 - Repairs around pool
 - Brighter lighting around common areas
 - Parking lot concrete refresh
- New lights on the basketball courts will be coming soon
- Residents encouraged to keep area clean and put pool furniture back in its place after use
- Pool opens at May 5th with community pool party from 2PM-6PM
- Recognized Keisha and husband Derrick to refresh the clubhouse

First Quarter Financials (Staphea Campbell)

- Revenue total to date is \$93K and net income is \$45K.
- Large expenses incurred in Q1 include a pool pump, pool maintenance, and capital expenses of the clubhouse improvements and recreation area.
- Board is over budget for first quarter, but still on target for the year.

Reserve Study Priorities (Shanti Brown)

- Board invested in a reserve study to review property for recommendations on improvements and areas for capital funding.
- Key findings of the study include:
 - Maintain a financial reserve above \$20K threshold for adequate savings.
 - Invest in security cameras that will record license plates and facial recognition.
 - Update lighting in basketball court and concrete work around clubhouse and pool.
 - Repair kitchen windows.
- Future funding should go to tennis court resurfacing.
- HOA dues will continue to be priorities for the reserve study priority areas.

Declarant Status/ HOA to POA (Tammy Pollack)

- Termination of Declarant rights happened in March 18th when Beazer left the community. BT HOA now has full authority and rights over our community.
- HOA residents will now be able to vote as a community around covenant rules.
- The Homeowners Association (HOA) will now shift to a Property Owners Association (POA). Now with the same governing power, the community will have more leverage to make decisions directly with residents without a builder or declarant in the middle. A POA will provide more legal power for the board and more leeway in collecting delinquent assessments.
- This transition will not change our concern to the elderly and health-challenged, hardships that some residents face. We will continue to make efforts to make amicable agreements for them and the community.

Security (Virgil Smith)

- Virgil presented the proposal for security to offer some discussion and insight for residents.
 - BT entrance is already set up for gate installation. Estimate cost for installation is \$55K.
 - To offset installation cost, each resident would need to pay \$345.
 - Once the gate is installed, all BT roads (about 3 miles) will be privatized leaving all repair and improvements as BT's responsibility. This includes light posts, curb management, potholes, resurfacing, and road salting. Estimate for replacing street lights is \$500 per light. Resurfacing costs (which are planned for every 15 years) would cost \$450K. These costs would be added out annual assessments.

- *Questions and comments about an entrance gate from meeting attendees:*
 - Some cities have offered an agreement with a gated community to share costs; is this something we can consider? *Virgil has spoken with the city on that option and awaiting a response.*
 - To alleviate traffic and delays, consider leaving gates open for peak hours.
 - What will be the impact on t on property value?
 - What are the annual repair costs for the gate? What are cost estimates for repairing gate damages?
 - How will residents access and open the gate? *Different accesses will be considered, cell phone access and access codes.*
 - Will the entrance need a turnaround area so people can leave when they cannot enter to avoid traffic jams? Yes
 - In place of gate, is the board considering more lighting for security subdivision?
 - Can we add fencing around the back of the community for security? *BT does not own the property in the woods around phase III, so we cannot build one fence around the entire community. Security there could still be vulnerable.*
 - Can a security guard offset costs for a gate? Will address as part of report back to the community,
- Other security measures being considered:
 - The board is working to again secure a courtesy officer to make rounds this summer. The costs have increased from \$10K to \$16K from 2018 to 2019. Note: Courtesy Officer started on May 6.
 - More involvement from South Fulton police department for more visible rounds on community streets.
 - A proposal has been secured from the Eagles Landing Community courtesy security provider (Allied) for a full security detail. Proposal to be reviewed by the board, but estimate is \$37K per year for fulltime security patrol by a front post and around the community by car.
- As a HOA we cannot take on the liability of a security officer to avoid the liability for loss or harm to other homeowners.
- The board is developing a security committee for which homeowners are urged to join. Contact D'Lovely Gibson if you're interested.

Other comments/questions

- Inquiry about yard/garage sales will be taken up by the committee to share back with the community.
- Waste Industries trash pick-up trucks are spilling oil along streets; board will reach out to corporate offices.
- Speed bump at community entrance need repair.
- POA will allow fining for poor yard maintenance; residents noted issues with neighbors not keeping up with cutting their grass.

Next Board Meeting is August 22, 2019

Meeting adjourned @ 8:24PM