BARRINGTON TRACE PROPERTY OWNERS' ASSOCIATION

Annual Meeting Minutes
Date: Thursday, November 12, 2026
Time: 7:05 PM – 8:14 PM

Call to Order
Board Member-at-Large Tammy Pollock called the meeting to order at 7:05 PM and welcomed the homeowners and residents in attendance. Mrs. Pollock thanked everyone for their participation and reviewed the evening's agenda. Topics included the POA Board election results, community updates, financial reports, 2026 projects, proposed 2027 initiatives, and questions from homeowners.

President's Business Report
President Virgil Smith introduced the current members of the Barrington Trace Board of Directors and recognized the members of the Social Committee and Architectural Review Committee (ARC) for their continued service and contributions to the community. President Smith announced the newly elected 2027 Board of Directors and provided an overview of the evening's business agenda, which included:

POA Board Election Results.

President Smith presented the results of the Barrington Trace POA Board of Directors election. The voting deadline was 12:00 PM on Tuesday, November 10, 2026.

The election was facilitated by **Heritage Property Management**, with Rebecca Plokhooy, Community Association Manager, overseeing the election process and verifying the results.

The results were as follows:

Candidate	Votes Received
Virgil Smith	34
Tammy Pollock	31
Shanti Brown	30
Chasity Gamble	19
Write-in: Melanie Boyd	2

The three candidates receiving the highest number of votes—**Virgil Smith, Tammy Pollock, and Shanti Brown**—were elected to serve on the 2027 Barrington Trace POA Board of Directors.

Overview of Georgia House Bill 715 and new legislation affecting homeowners' associations and property owners' associations.

Reminder to homeowners to complete the Lease Affidavit and a request for homeowners to complete and submit the required form.

Training for Prospective Board Members
Board Member-at-Large Tammy Pollock introduced the new six-module training program designed for homeowners interested in learning more about serving on the Barrington Trace Board of Directors. The program will provide an overview of Board responsibilities, governance, operational expectations, and the timelines associated with serving as a Board member. The initiative is intended to better prepare interested homeowners for future leadership as a Board member.

Financial Report
Treasurer Shanti Brown and Assistant Treasurer Tim Simon presented the Association's year-to-date financial report. They reviewed revenue and expenditures, explained significant budget variances, and discussed the Association's financial position and priorities for 2027.

The treasurers identified several financial challenges during 2026, including revenue shortfalls and unanticipated expenses resulting from unexpected repairs and increased operating costs. They also emphasized the importance of strengthening the Association's Reserve Fund in 2027.

Annual POA Assessments for 2027
Treasurer Brown stressed the importance of timely payment of annual assessments to support the Association's ongoing operations, maintenance, and community improvements. The 2027 annual assessment will be $850 per household, with the following early payment incentives:

- Option 1 – $750: Pay in full between January 1 and February 1, 2027, receiving a $100 discount.
- Option 2 – $800: Pay in full between February 2 and April 1, 2027, receiving a $50 discount.
- Option 3 – $850: Regular assessment for payments made on or after April 2, 2027. Applicable late charges will apply.

Clubhouse and Pool Rental Rates
The Association announced increases in rental fees for 2027:

- Clubhouse rental: Increase of $50.
- Pool rental: Increase of $25.
- Family reunion rental: Increase of $60.

The updated clubhouse rental rates will be:

- Monday–Thursday: $350.
- Friday–Sunday: $450.

Additional information is available on the Barrington Trace Clubhouse and Family Reunion Rental page.

Collections Process
Treasurer Brown informed homeowners that the Association will transition to a new collections system in partnership with Magnum. The objective is to improve the collection of delinquent assessments, streamline the process, and reduce the need to refer past-due accounts to the Association's attorney.

Social Committee Report
Social Committee Chair Becky Goldsboro highlighted the community's social activities and events during 2026 and thanked the volunteers who contributed to their success. She announced that the Association would not host a Holiday Party in 2026. However, the Social Committee anticipates offering a full schedule of community activities and events throughout 2027. Homeowners were encouraged to participate and support future community events. Additional information about community activities is available on the Barrington Trace Events page.

Homeowner Questions and Responses
The Board addressed several questions and concerns raised by homeowners.

Street Repaving
Question: When will the streets in Barrington Trace be repaved?
Response: A specific date has not yet been established. Councilwoman Dr. Catherine Rowell will notify the community when Barrington Trace is scheduled for street repaving. There was also a brief discussion regarding the possibility of installing entrance gates. The Board indicated that further discussion about gates would take place after the streets have been repaved.

Traffic Speed Within the Community
Question: What measures can be taken to reduce speeding on Barrington Trace streets?
Response: The Board will revisit available traffic-calming and speed-mitigation options and consult with Councilwoman Dr. Catherine Rowell. The Board will provide homeowners with an update

Vehicles Parked Against the Direction of Traffic
Question: What can be done about vehicles parked facing the wrong direction on Barrington Trace streets?
Response: The homeowner involved has previously been notified. The Board will issue an additional notification emphasizing the safety concerns and applicable parking requirements.

Blue Streetlights on Laquanda
Question: What is causing the blue streetlights on Laquanda?
Response: The Board will contact Greystone Power to report the issue and request that the streetlights be inspected and addressed.

Adjournment
There being no further business, the Annual Meeting concluded at 8:14 PM.

Meeting Materials
The presentation slides accompanying the Annual Meeting are available for homeowner reference:

View Barrington Trace POA Annual Meeting Slides

Respectfully submitted,
Barrington Trace Property Owners Association Board of Directors