

Barrington Trace  
Property Owners Association



# Virtual Annual Meeting

## AGENDA

- 1. Welcome**
- 2. COSF Captain Hattie Cotton-Tukes**
- 3. Board Candidates**
- 4. Financials/Capital**
- 5. Q & A**

## Board Officers



**President**  
**Virgil Smith**



**Vice President**  
**Keisha Waites**



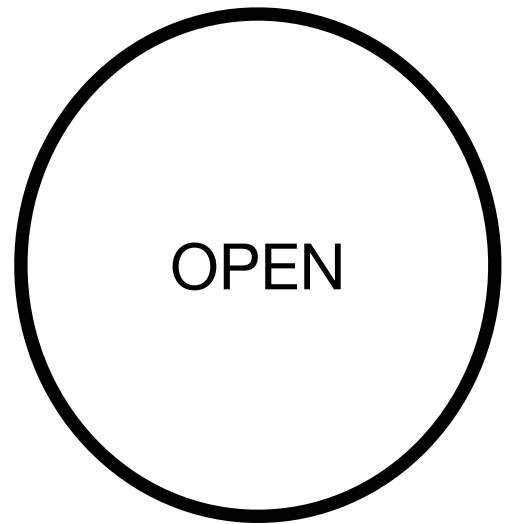
**Treasurer**  
**Staphea Campbell**



**Assistant Treasurer**  
**Shanti Brown**

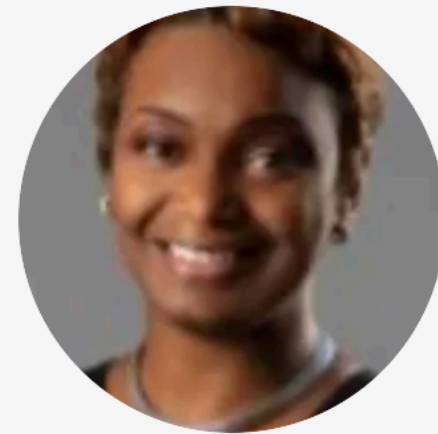


**At Large**  
**Tammy Pollock**



**Secretary**  
**Open Position**

# Architectural Committee



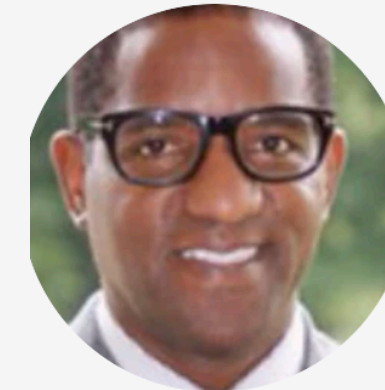
**Anna Roach, Chair**  
*Chief Operating Officer at Fulton County Government*

Experienced government Executive; management consultant; and legal counsel. Currently serve as Chief Operating Officer of the largest County within the State of Georgia serving nearly 1 million residents, 32 departments, 5,500 remarkable employees, and a combined annual budget more than \$1 billion.



**Sylloris Lampkin**  
*Attorney-Advisor at U.S. Department of Housing and Urban Development*

Experienced Attorney with a demonstrated history of working in the government administration industry. B.A. in Political Science from Clark Atlanta University and a J.D. from Texas Southern University - Thurgood Marshall School of Law



**Kirk Sykes**  
*Area Executive Director of Fulton County Secondary Schools.*

A transformational school & organizational leader with a proven record of dramatic gains in student achievement, and organizational outcomes. Able to build highly effective academic teams and establish systems and structures for sustainable school and organizational growth.



**Sheila Tribble**  
*Retired Correctional Officer*

Retired from the New York Correctional System 13 years ago. Sheila loves the community and is focused on maintaining the aesthetic beauty of the Barrington Trace community.



## Committee Chairs



### Angela Stover

#### Chair Clubhouse Rentals

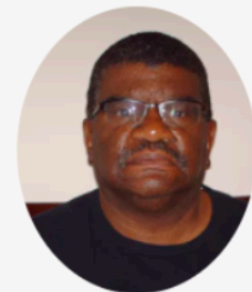
Angela Stover is the BT Clubhouse Chairperson. She works at Hewlett-Packard Enterprise as a Networks Manager. Angela enjoys volunteering with youth in foster care, traveling, and tailgating. She is happy to assist neighbors with clubhouse reservations.



### Becky Goldsboro

#### Chair Social Committee

Becky is the Social Committee Chair and oversees the fun activities that take place in our community.



### Lee Howard

#### Chair Swimming Pool

Lee Howard oversees the swimming pool to ensure it is maintained and clean for adults and children who enjoy swimming. If there is a problem with the pool, please contact Lee.



### Carol Butts

#### Grounds Committee Chair

Carol oversees the grounds of Barrington Trace and reports improvements that need to be done in the community.



# Captain Hattie Cotton-Tukes





# **POA BOARD OF DIRECTORS ELECTION**

# Number of Board Members

3.3 Number of Directors. During the period that the Declarant has the right to appoint and remove the officers and directors of the Association as provided above, **the Board of Directors shall consist of from one to three members as determined by Declarant in writing from time to time.** Thereafter, the Board shall consist of **three members**, who shall be elected as provided...



BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

NOVEMBER 9<sup>TH</sup>, 2021

### BALLOT

**Candidates**  
(Please Circle 3 Candidates)

STAPHEA CAMPBELL – 2594 Essex Lane

TAMMP POLLOCK – 5185 Barrington Trace Drive

VIRGIL SMITH – 5102 Barrington Trace Drive

(Write in candidates)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Homeowner Name (Printed) \_\_\_\_\_ Date \_\_\_\_\_

Homeowner Signature \_\_\_\_\_

Homeowner Address \_\_\_\_\_

**Ballots must be Postmarked no later than November 30<sup>th</sup>, 2021.**

\_\_\_\_\_



**Questions?**  
**Comments**

# Business Agenda

1. Social Committee Update - Becky Goldsboro
2. Landscaping Update - Keisha Waites
3. Financial Report - Staphea Campbell/Shanti Brown
4. Capital Projects - Virgil Smith



## SOCIAL COMMITTEE



*Becky Goldsboro*

# Social Committee Update

## Food Truck Friday



## Neighborhood Clean-up April 2022



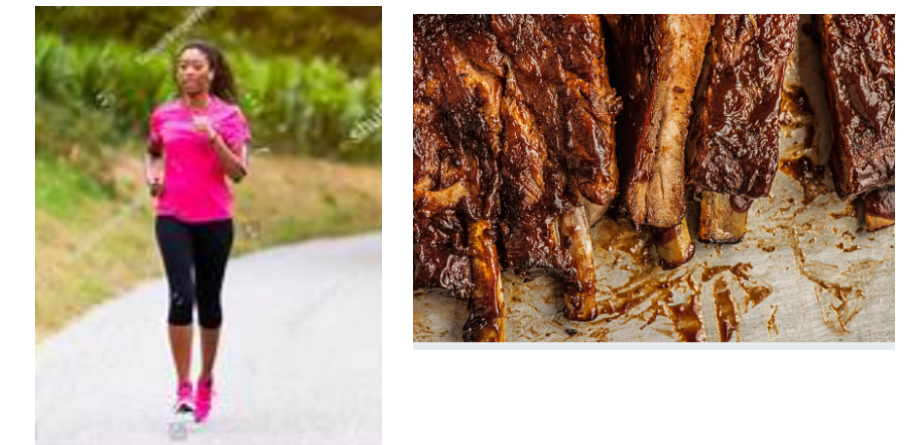
## Pool Opening Party May 27, 2022



## Celebrate Graduates June 2022



## Walk/Run | BBQ Cookoff July/August 2022



## Music Under the Stars September 2022



## Neighborhood Garage Sale September/October 2022



## Halloween Celebration October 31st



## Holiday Party December 2022





## LANDSCAPING

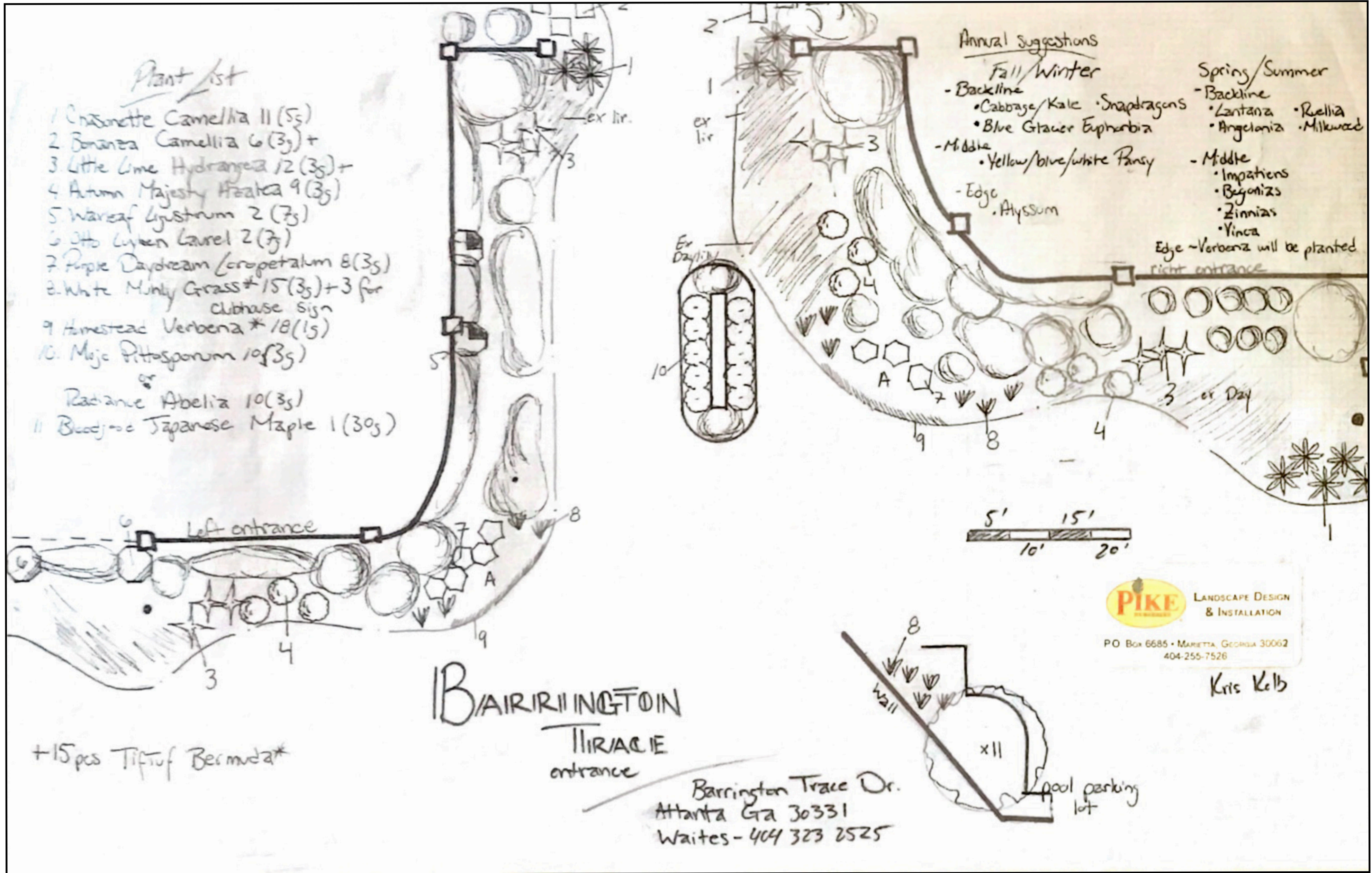


*Keisha Waites*

# Landscaping - Current View



# Proposed Landscaping Project



# Amenity Key - 2022







## FINANCIALS



*Stephea Campbell*

*Shanti Brown*

October 2021 - Year-to-Date

# BALANCE SHEET

	2021	2020	Difference	% Change
<b>CASH</b>				
Petty Cash - BB&T	\$5,472	\$628	\$4,843	770.70%
Operating Account	\$56,774	\$42,778	\$13,997	32.72%
<b>Total Cash</b>	\$62,246	\$43,406	\$18,840	43.40%
<b>Cash Reserves</b>				
Reserve Account	\$56,387	\$71,053	-\$14,666	-20.64%
<b>Total Asset</b>	\$118,634	\$114,460	\$4,174	3.65%
<b>LIABILITIES</b>				
Leasing Fees Payable	\$0	\$0.00	\$0	0.00%
Insurance Claim Expenses	-\$7,711	\$0.00	-\$7,711	0.00%
Insurance Claims Funds Received	\$6,711	\$3,353	\$3,357	100.11%
Collection Fees Payable	-\$30	-\$55	\$25	-45.45%
Prepaid Dues Payable	\$8,736	\$10,467	-\$1,731	-16.53%
<b>Total Liabilities</b>	\$7,706	\$13,765	-\$6,059	-44.02%
<b>Total Reserves</b>	\$56,387	\$71,053	-\$14,666	-20.64%
<b>EQUITY</b>				
Prior Years' Net Income	\$8,506	\$29,415	-\$20,909	-71.08%
Net Income (Loss)	\$46,035	\$225	\$45,809	20317.23%
<b>Total Equity</b>	\$54,540	\$29,640	\$24,900	84.01%
<b>TOTAL LIABILITY / EQUITY</b>	<u>\$118,634</u>	<u>\$114,459</u>	<u>\$4,175</u>	<u>3.65%</u>

October 2021 - Year-to-Date

# STATEMENT OF INCOME



FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
<b>Income</b>							
<b>Total Operating Income</b>	<b>\$135,718</b>	<b>\$112,867</b>	<b>\$22,851</b>	<b>20.2%</b>	<b>\$124,817</b>	<b>\$10,900</b>	<b>8.73%</b>
<b>Expenses</b>							
General and Administration	\$24,503	\$16,450	\$8,053	49.0%	\$16,357	\$8,146	49.80%
Taxes and Insurance	\$4,976	\$4,402	\$574	13.0%	\$4,376	\$600	13.71%
Recreation Area	\$11,203	\$11,317	-\$114	-1.0%	\$21,167	-\$9,965	-47.07%
Landscaping	\$16,879	\$15,860	\$1,019	6.4%	\$19,100	-\$2,221	-11.63%
Utilities	\$18,046	\$13,610	\$4,436	32.6%	\$13,218	\$4,829	36.53%
Maint. and Services	\$12,920	\$13,525	-\$605	-4.5%	\$11,768	\$1,152	9.79%
<b>Total Expense</b>	<b>\$88,527</b>	<b>\$75,164</b>	<b>\$13,364</b>	<b>17.8%</b>	<b>\$85,986</b>	<b>\$2,541</b>	<b>2.96%</b>
<b>Net Operating Income</b>	<b><u>\$47,190</u></b>	<b><u>\$37,703</u></b>	<b><u>\$9,487</u></b>	<b><u>25.2%</u></b>	<b><u>\$38,831</u></b>	<b><u>\$8,359</u></b>	<b><u>21.53%</u></b>
Net Operating Margin	34.77%	33.40%	1.37%		31.11%	3.66%	
<b>Capital Expenditures</b>	<b>\$17,495</b>	<b>\$20,700</b>	<b>-\$3,205</b>	<b>-15.5%</b>	<b>\$29,172</b>	<b>-\$11,677</b>	<b>-40.03%</b>

# DELINQUENT ACCOUNT BALANCES

31 Delinquent Homeowners - \$131,655\* - \$54,346 Improvement

23.6% Outstanding



\*Includes assessment, fines, interest, late fees, legal charges



## CAPITAL PROJECTS



*Virgil Smith*



# CAPITAL PROJECTS

- 1. Landscaping (2021-2022)**
- 2. Entry Walkway to Clubhouse (2021)**
- 3. Landscape Speakers front & side of the Clubhouse (2022)**
- 4. Tennis Court Repave and Line Parking Lot (2022)**
- 5. Tennis Court Restroom(s) (2022)**

# NEW DEVELOPMENT

**PLEASE JOIN HUTCH DEVELOPMENT**

**FOR A COMMUNITY MEETING  
REGARDING**

**ZONING PETITION NO. Z21-005**

**Monday, November 15, 2021**

**6:00PM**

**City of South Fulton Southwest Arts Center**

**915 New Hope Road, SW**

**Atlanta, Georgia 30331**

**Hutch Development, LLC proposes the development of ±61 acres of land  
located at the southeast intersection of Camp Creek Parkway and  
Campbellton Road to Mixed-Use**

**(Please email Hilliard Starkey Law at [dwhayley@hstarlaw.com](mailto:dwhayley@hstarlaw.com) with any questions regarding  
the November 15th meeting.)**

**Hutch Nov 15th meeting.png**

**Questions?**  
**Comments**





## **NEXT MEETING**

**April 14, 2022**  
**7 pm**