

9/12/23- CGV BOD Executive Meeting

Tuesday, September 12, 2023 @6:00 PM

Meeting Details:

- Date and Time: September 19, 2023 @6:00PM
- Location: Zoom

Attendees:

- Present:
 - LaFaye Wallace
 - Twanesia Crawford
 - Lakisia Jones
 - Michael Tanner
 - Janaia Bailey

Agenda:

- **Meeting called to order at 6:00PM**
 - Motion to amend agenda to allow for public comment. Seconded. All in favor. Motion passed unanimously.
- **Approve Meeting Minutes from 8/22 and 8/25:**
 - Motions to approve minutes from 8/22 and 8/25. Seconded. All in favor. Motion passed unanimously.
- **Updates:** ADT, Rooter Plus, Socials Events/Team, Potential Property Management Companies, Clubhouse door replacement/repair, Pool closing
 - ADT:
 - Hardwiring on 7 doors and all windows installed on 9/12. Company will return next week to complete.
 - Rooter Plus:
 - Rooter came on the evening of 9/11 to begin repairs. Not sure if repairs were completed. Board member will follow up with rooter plus over next couple of days to see if repairs were complete.
 - Socials Events/Team:
 - Game Night:
 - ✓ Event will be postponed and President will check with team to see when they are available.
 - Community Yard Sale tentative date for September 30th.
 - ✓ Board will provide oversight about process and procedures. List will be compiled and sent out to community by the end of the week.
 - Potential Property Management Companies:
 - VP Twanesia will provide the board with three different companies for the Board to review and make a decision.
 - Management companies will be available for Q&A.
 - Clubhouse door replacement/repairs:
 - Due to size of door, it had to be ordered, but should be in within the next 10 days.
 - Alarm has been activated until the door has been secured and repaired.
 - Pool closing
 - Last pool day for the year was Monday September 4th
 - Pool has been covered and furniture needs to be assessed and moved to pool house.

- ✓ Board and volunteers will meet to assess and move pool furniture on Sunday September 17th at 10:30AM.
- **Open Discussion:**
 - Floor open to community:
 - Squatting concerns expressed
 - ✓ Board of Directors is aware of issue and has been working diligently with CMA as well as city of South Fulton to get the help needed to resolve the issue.
 - Inquiry about limitations on rental properties
 - ✓ Board will reach out to legal department to explore community options.
 - Inquiry about availability of meeting minutes
 - ✓ Meeting minutes will be uploaded to portal and on HOA website.
 - Inquiry about road work needed to be done in phase II
 - ✓ Road work is slated to begin and/or be completed in November of this year.
 - Concerns expressed about Stop signs on corner of Babbling View being down
 - ✓ C-Click was submitted as that is a city concern. Board will take some pictures and submit another c-click.
 - Inquiry about new management company
 - ✓ Board has narrowed list down to three prospective companies and will review and make a decision.
 - Concerns expressed about vehicles on Village Loop and illegal tags
 - ✓ Board has been working with city of South Fulton because the HOA does not have the authority to ticket.
 - ✓ HOA will report to C-click fix on South Fulton and encourages residents to do the same.
 - Inquiry about Homeowners being able to store boats in their backyards.
 - ✓ Per board policy homeowners are allowed to store boats and other items in their back yard.
 - Concerns expressed about parking on the streets
 - ✓ Fire Rescue will move the cars with the truck if, they are unable to access the emergency.
 - ✓ Bus driver was not able to get bus through due to the issues with parking on the street.
 - Concerns expressed about trash
 - ✓ Please pick up trash when you see it.
 - Inquiry about seating and lighting being placed at tennis court
 - ✓ Paperwork was started to see what needs to be done to get the lights connected to Greystone.
 - ✓ Will review more once budget has been reviewed
 - Homeowners are encouraged to email CVGhomeowners@gmail.com and Kevin to report concerns and ask questions.

Emergency Preparedness Presentation/Dr. David Daniels, Chairperson, D4 Public Safety Advisory Board @6:30PM- No Show

- **Discussion:**
 - Bulk item and debris pickup/removal
 - Over 20 trees were severed and pruned by the HOA and community volunteers saving the HOA approximately \$3,000.
 - Due to weight of tree limbs, they will be moved by a tree service within the next couple of days.
 - Due to city only pruning severe trees at stop signs and mileage signs, a plan of action is needed for the 7 trees with limbs that have been sitting in the right of way since August.

- ✓ Board received an estimate of \$475 to have them removed, but would also like to inquire about also having some of the other bulk items at the club house removed.
 - Floor open for discussion:
 - ✓ Board will find out what the protocol is for picking up bulk items at the clubhouse.
 - Motion to contact trustee to come and move the tree limbs for \$475. Seconded. Motions passed unanimously.
- 2024 Budget
 - Recommendation to sit down analyze and critique the budget and compare budget to previous budgets and even take some feedback from community.
 - Budget must be approved prior to elections and all seats are up for re-election.
 - 2024 budget is loaded to the portal and CGV homeowner's website and possibly sent out via email.
 - Community members should make sure to update emails with Kevin
 - Currently there are no foreseen increases in HOA fees.
 - There has never been a surplus due to the number of homes in collections.
 - Landscaping is a big budget killer
 - Board saved homeowners money by painting Gazabo, painting clubhouse, and street signs.
 - Motion for Board to discuss 2024 Budget on Tuesday September 19 @ 6:30PM in person at CGV Clubhouse. Seconded. Motion passed unanimously.
- 2023 Annual HOA Meeting
 - All board members are up for re-election in December.
 - Information will be sent out about all positions
 - Meetings typically happen towards the middle of the week on a Friday.
 - Recommended to do it during a weekday opposed to Friday in an effort to get better participation.
 - Management company will charge if we hold meeting on the weekend.
 - ✓ Lafaye will clarify with CMA if weekend meetings are available and will send CMA the dates of Dec 12th, Dec 14th, and Dec 15th @ 6:30PM as CMA has to be done by 8:00PM.
 - Suggestion for signs to be put out at both entries maybe a month before the meeting in an effort to get better participation.
 - Board will also use other forms of communication i.e. social media, and e-mail.
- **Next Meeting will be Tuesday September 19, 2023 @6:30PM at CVG Clubhouse**
- **Motion to adjourn @7:38PM. Seconded. All in favor.**