**10/10/23- CGV BOD Executive Meeting**

Tuesday, October 10, 2023 @6:30 PM

**Meeting Details:**

* Date and Time: October 10, 2023 @6:30PM
* Location: Zoom

**Attendees:**

* Present:
  + Twanesia Crawford
  + Lakisia Jones
  + Janaia Bailey

**Agenda:**

* **Meeting called to order at 6:40PM**
* **Community Open Floor Discussion:** 
  + **Street Parking:** Process has started and streets are being measured, but an application has to be done for each individual street and the application is a lengthy process. Thus, the HOA has decided to start with the most critical streets which have been identified as VillageLoop and Valley Loop.
    - Options for parking include parking on right, left, or neither side of the street during certain hours.
    - HOA will be coming around knocking on doors to get signatures and options on how community would like to move forward with street parking issue.
    - Once the city put up the signs, the city can and will enforce the regulations.
  + **Speed Bumps:** Still in progress. Has to go through a lengthy process through the city. The city’s list is long due to frequent management changes. Then once they get to the application, the city has to make the final decision as to whether or not they find it necessary and feasible for the county to pay for. Once the city installs a speed bump, they do not maintain them. Homeowners do not need HOA approval to install speedbumps, but all neighbors on block must agree. If speedbumps are installed, the advice is to not install a lot and to not block anyone’s driveway.
  + **Lock Box & Club House Rental:** There will no longer be access to the property via a lock box. All who utilize the property will be checked in and out to due to issues of people utilizing old codes to access property and damaging the property.
    - HOA will explore other options for access of property.
  + **Elections:** If you know someone who you think is a stronger leader, invite them the next meetings for content related elections and encourage them to volunteer their time. Reminder that HOA positions are voluntary positions and are very time consuming, but we encourage all interested to volunteer.
  + **Truck-or-Treat:** October 31, 2023 @ CVG Clubhouse parking lot between 4pm and 7pm.
    - Face painting, popcorn, slushy, candy, and a prize for the best decorated trunk.
  + **Squatters:** We are looking to get a handle on squatters. If you would like to make a report, please contact Kevin or the HOA at [CVGhomeowners@gmail.com](mailto:CVGhomeowners@gmail.com). Concept is becoming more popular and we all should keep an eye out on that.
  + **Earlier Meeting Notice:** Will do better, but the HOA is working to have a permanent meeting date of the 3rd Tuesday or Wednesday of every month so that no notice will be giving, except for a reminder.
  + **Solicitors:** If you encounter them call the non-emergency phone number at 404-730-7911.
  + **Security System Update:** There is a new alarm system at the clubhouse, but if you see any abnormal activity, please contact the emergency phone number.
  + **Floral Input Update:** Some piping was stolen from sprinkler system and we are currently waiting on getting that replaced, which is causing the delay on the flower input.
  + **Street Signs:** The HOA has put up some new street signs. Started with the ones that were completely missing. Six have already been done and there are about six more to go. Notice has been taken of ones that are peeling. They will be in the next group to be replaced.
  + **Partying Neighbors:** City Ordinance is that you should not be able to hear your neighbors after 11pm. If you are having a problem print the ordinance out and give it to the police when they come.
  + **New Construction Home:** There are about six or seven home currently being reconstructed on village loop.
  + **Number of Renters in Community:** The number is currently unknown.
    - Something to put on your radar for 2024, what would you like for that to look like? Per legal, there is currently no cap. The majority of homeowners have to come together in an effort to cap the number of renters.
  + **Reminders:**
    - HOA will get out notification emails sooner.
    - Be on the lookout for election notifications.
    - If you or someone you know is interested, please don’t be afraid to throw you hat in the ring.
* **Executive section called to order at 7:18pm**
  + **Trunk or Treat:** Recommended to push time back to until it’s dark.
    - Promotion needs to be done to ask people if they want to volunteer and participate in the truck or treat.
    - Recommended for time to be from 5pm to 8pm.
    - Budget Inquiry: $165
      * Recommended to go ahead and get the candy regardless of who volunteers, but will give people two weeks to volunteer so that we can know for sure how much candy we will need to buy.
        + 4 bags= $75 for candy
      * Facepainting budget is $90
      * Motions to set the Halloween Truck or Treat to $165. Motion seconded. Motions passed unanimously.
  + **Street Parking:** Per application an email will be sent out as official notice of street parking.
  + **Squatting:** Water company has turned the water cut off several times, but now going to put a lock on it. A certified letter was sent to the person who owns the house to inform them that the rental company has to have legal authority to represent them.
    - HOA is working with other neighborhoods and waiting to hear back from other communities about what they are doing with squatters.
    - Trying to get a hold on it because resources say that the issue is going to get worse soon.
    - Be on the look out for homes that have been sitting or have broken windows as that is how they usually gain access to the property.
  + **2024 Annual Budget:** 
    - Inquiry about expenses exceeding income. According to current proposed budget were over by more than 34K.
      * Areas of Inquiry:
        + 10K for Clubhouse maintenance was carried over from 2023

Believe that correlates to the remodeling of bathrooms down strains at the CVG Clubhouse.

* + - * Last year’s budget was balanced. Income was inflated, but budget was inflated.
      * Not sure where cuts can be made, but just know that the budget needs to be balanced.
    - **Legal expenses:** Last year’s budget was 20k and this year’s budget is 93K.
    - **Pool House Furniture:**
      * Only 5 of the 7 tables are usable. If we don’t want to use green tables already there, we can get the six foldable tables for $99= $600.
      * 25 chairs already present, would like to have 40. For the sturdier chair is about $20 x15= $300.
      * Rack for six tables and 40 chairs= $300.
      * Total Budget is approx.: $1,200
      * Not currently in the budget, but can be reallocated from Clubhouse Furniture.
    - **Furniture in Clubhouse:** 5k was placed in the budget for furniture, but being recommended to leave the space open as people are always wanting to move the furniture out of the way.
    - **Safety:** Inquiry about monitoring patrol since we have the alarm system. Inquiry about canceling payment of old alarm system.
    - Email will be sent to Kevin to inquire about budget being balanced.
    - The quicker the HOA can get an answer about the budget, the sooner we can move forward with what we need to do for elections.
* **Management Company:**
  + **Currently have three bids**
    - Lee Mason
      * Asked them for a Q&A session and was told that their proposal is the Q&A.
    - GA Management
    - Pam Cumberlander
      * Smaller company that has managed a positive reputation amongst neighboring communities.
* **Floral Input:** HOA cannot move forward with flower installation until irrigation is done.
  + Provided company/Kevin with police report to file an insurance claim for missing pipe and water meter.
* **Street Parking Signs:** Requires at least three board members signatures to say that the HOA is exploring the process.

Motion to adjourn meeting at 8:34pm. Seconded. Motion passed unanimously.