AUDUBON FOREST
NEIGHBORHOOD ASSOCIATION

Monthly Membership Meeting Minutes

August 2026

Date: August 17, 2026
Location: Hoosier United Methodist Church, Atlanta, GA
Presiding: Don Carter, President

I. CALL TO ORDER

President Don Carter arrived and apologized for being delayed by traffic; he then called for a motion to bring the meeting to order at 7:03 PM. Motion made and seconded.

II. ATTENDEES

Don Carter, President
Stacey Boyd, Secretary
James Gordan, Treasurer
Walt Huntley, Parliamentarian
Dan Whitner
James Densler, Sr.
Mable Densler
Joanne Huntley
Alice Maddox
Eunice Glover
Leonard Smith
Richard Dent
Sounjia Young
Walter Young
Collier Smith – Atlanta Watershed Guest
Naylor Ross – Atlanta Watershed Guest

III. APPROVAL OF PRIOR MEETING MINUTES (JULY 20, 2026)

Secretary Stacey Boyd presented a summary of the July 20 meeting minutes, including prior committee reports, for review. The minutes were approved.

IV. GUEST PRESENTATION: ATLANTA WATERSHED MANAGEMENT

President Carter welcomed Collier Smith, Manager for Stormwater Compliance, and Naylor Ross, both with Atlanta Watershed Management Office of Watershed Protection (OWP), following up on the request raised at the July meeting for the City's watershed team to speak with the Association about creek maintenance behind neighborhood properties.

Background

- Mr. Smith has been with the City for 31 years, beginning in what was then a separate sewer department. The water side of the utility was privatized around 1997 (under United Water), while the sewer side came under a federal consent decree around 2001

due to Clean Water Act violations tied to sewer overflows and E. coli contamination — a compliance mandate the department has operated under for roughly 25–26 years.

- In 1997 the City separated a major portion of the combined sewer and storm systems near Johnny White Park [park name as heard — please verify spelling]. The two systems are now considered nearly fully separated, and any cross-connection between them today is a violation.

Water Quality & New Construction

- OWP's top priority is water quality — keeping fecal coliform and E. coli counts low through a regular, thorough inspection program.
- The effect of data centers on water quality is outside OWP's direct purview, which focuses on water quality entering creeks through the City's storm sewer system. A member's question about heat-related strain on water mains was not something Mr. Smith had encountered directly; he agreed to look into it.
- New construction (e.g., recent work in the Flamingo Road/Beecher Hills area) is not inspected by OWP until after a one-year soil-and-erosion review period; after that it moves into OWP's routine inspection cycle.

Reporting Water & Sewer Issues

- Atlanta 311 is the correct contact for both stormwater and sewer complaints.
- High-pressure water surfacing from the ground usually indicates a clean-water main break rather than a sewer issue, since sewer lines are typically gravity-fed rather than pressurized.
- A member reported a pressurized water break near Flamingo Road that was eventually addressed after being reported via 311; Mr. Smith confirmed 311 as the right channel and offered to help escalate future reports directly.
- Members raised concerns about culvert and drain maintenance contributing to localized flooding; Mr. Smith noted that drainage issues found during inspections are referred to the maintenance division for repair.

Creek Crossings & Inspection Schedule

- OWP inspects elevated sanitary sewer "creek crossings" on a risk-based schedule: the most severe (Category 4–5) crossings are inspected every three days, while lower-risk (Category 1–3) crossings are inspected roughly every three months.
- Along Utoy Creek, OWP identified approximately five to six significant crossings, including locations near Beecher Hills Elementary (Fleetwood/Bolingbrook area), Mays High School, and Lynn Valley [street names as heard — please verify spelling].
- Erosion and fallen trees near creek crossings are documented during inspections and referred to the maintenance division; response time can vary, and crews limit heavy equipment near creeks to minimize habitat disturbance unless sewer infrastructure is directly threatened.
- Utoy Creek flooding is often driven by downstream conditions (e.g., how swollen the Chattahoochee River is) rather than the condition of Utoy Creek itself.

MS4 and Enforcement Authority

- The Municipal Separate Storm Sewer System (MS4) is the City's network of storm lines, manholes, and basins; OWP's enforcement authority generally applies to discharges that pass through the MS4.

- Even outside that authority, OWP said it still investigates and can cite responsible parties for pollution incidents reported near the creek (e.g., paint or chemical spills), and conducts water sampling for pollutant tracking when illicit discharges are reported.

Specific Neighborhood Concern Raised

- A member reported a storm drain inlet at the intersection of Benjamin Mays Drive and Fairburn Road that lacks a proper hood and regularly floods after heavy rain due to pine straw and debris buildup. Mr. Smith indicated the location likely needs a full catch basin rather than a simple hood, and said he would submit it for review.

Follow-Up

- Mr. Smith offered to leave his direct contact information with the Association for future follow-up outside of 311.
- The Association confirmed its standing meeting schedule (third Monday of each month, same time and location) for future coordination with Watershed Atlanta.

V. TREASURER'S REPORT

- Treasurer James Gordon reported a current balance of $14,337.52, following payments to GoDaddy and Dad and Sons Landscaping (Audubon Forest neighborhood sign landscaping).
- The transfer to Peach State Federal Credit Union remains in progress; documentation is under review by the credit union's supervisors, with signature card logistics still pending.

VI. OLD BUSINESS

Communications Platform (Twilio)

- The Association approved moving forward with Twilio for community text alerts, following the cost comparison Secretary Stacey Boyd presented in July; the board noted Twilio is more cost-effective than flat-fee alternatives for AFNA's expected volume.
- Guidelines were discussed to reserve texts for pertinent matters such as emergencies or meeting reminders, with only executive committee members serving as message administrators.

Bylaws Amendment (Officer Residency/Relocation)

- Dan Whitner introduced a motion proposing that a president be allowed to complete their term after relocating outside neighborhood boundaries, provided they remain in good standing. It was not voted on, but referred to the Bylaws Committee.
- Discussion continued on whether the amendment should extend to all officers, or whether the community should retain a vote in the event of an officer's relocation; no final vote was recorded.

VII. NEW BUSINESS

Flamingo Drive Update

- The Department of Transportation confirmed crews are encasing manholes in concrete on Flamingo Drive to level them with recently completed paving — described as the final step before the project is complete.

Property Hearing — 892 Flamingo Drive

- A hearing is scheduled for October 26 at 11:00 AM regarding the property at 892 Flamingo Drive. [Nature of the hearing not specified in the source notes.]

Beecher Road Sidewalk Project

- A new sidewalk project is beginning on Beecher Road.

VIII. ADJOURNMENT

The meeting was adjourned at 8:12 PM.

ACTION ITEMS SUMMARY

- Research the funding (or potential bond issue) needed to address remaining sewer system problems and prepare a response for the neighborhood (Collier Smith, Watershed Atlanta)
- Investigate reports of extreme heat affecting water mains and prepare an update for a future meeting (Collier Smith, Watershed Atlanta)
- Track the high-pressure water leak near 818 Flamingo Road through 311/Olio until the underlying issue is repaired (Watershed Atlanta)
- Share direct contact information so residents can reach Watershed Atlanta directly with stormwater/sewer questions (Collier Smith)
- Submit a formal service request for the clogged catch basin/inlet at Benjamin Mays and Fairburn Road (Watershed Atlanta)
- Obtain and distribute MS4 maps for the local creek area to the community president for distribution (Watershed Atlanta)
- Finalize the Peach State Federal Credit Union transfer, including signature card logistics (Treasurer)

Respectfully Submitted,



Stacey Boyd, Secretary