

**ANNUAL MEETING OF EMBRY HILLS CIVIC ASSOCIATION**  
**Sunday, November 14, 2021**  
**3:30PM (check in starts at 3PM)**  
**Location: Chamblee-Tucker Christian Fellowship Church**

- I. Registration 3PM
- II. Call to Order 3:30PM
- III. Introductions of Interim Board
- IV. Paid Member Approval of November 2020 Annual Meeting Minutes
- V. EHCA 2021 Treasurer's Report
- VI. Paid Member Approval of EHCA ByLaws
- VII. EHCA Board Nominations
- VIII. Paid Member Vote on EHCA Board Nominees & Results
- IX. DeKalb County Commissioner Robert Patrick
- X. Open Forum Q&A
- XI. Adjournment

2021 Interim Board:

Becky Perkins

Bill Blumberg

Vicki Hood

Kelley McManaman

Jenna Teston

Sherry Adams

## **EHCA 2021 Treasurer's Report**

UCB Bank Balance 12/31/2020	\$	5,148
Total Debits 2021 to date	\$	(5,956)
Total Credits 2021 to date	\$	1,855
<b>UCB Bank Balance 11/14/2021</b>	<b>\$</b>	<b>1,047</b>

### **INCOME**

Dues Income (Nov 2020 to date)	\$	1,265
Total Sign Topper Income	\$	1,260
Misc Donations	\$	127
Total Income:	\$	2,652

### **OPERATING EXPENSES**

USPS PO Box	\$	188
Website	\$	30
Newsletters	\$	490
Checks/Bank Fees:	\$	56
Total Operating Expenses:	\$	764

### **CAPITAL EXPENSES**

Entrance Boulder Sign	\$	2,893	(5/1/20 Ins. Pmt. \$3,635)
Entrance Solar Lights	\$	60	
Sign Toppers	\$	2,239	(25 sign toppers, \$90/ea.)
Total CapEx:	\$	5,192	

## EHCA Annual Meeting 11/14/21 Minutes

Taken by Vicki Hood (Interim Secretary)

3:30 – Becky Perkins - Meeting Opens/Welcome Attendees.

- Introduces special guest Robert Patrick (DeKalb County Commissioner-District 1), Patrick's Communications liaison, Aiun Nettles
- Gave info. On Raffle for iPad (generously donated by interim Bd. Member Bill Blumberg)
- Board Member Introductions, Becky Perkins, Jenna Teston, Bill Blumberg, Vicki Hood, Sherry Adams (each also mentioned that they were running for the 2022 board). Kelley McManaman was recognized for her long-term commitment to EHCA.
- Sign in sheets reflect 20 households in attendance + (Commissioner Patrick + Aiun Nettles)
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3:40 – Approval of 2020 Annual Meeting Minutes – Motion carried by majority; No opposition.

Treasurer's Report – Becky Perkins (attached from Becky's 11/12/21 email)

\$1,047.00 Bank Balance as of 11/14/21

Question: Katherine Cadena regarding having additional sign toppers. Becky replied yes, 4 extra were purchased for a total of 25 sign toppers which was also the minimum per order. These extra sign toppers to be used if others are destroyed or removed.

- New Bylaws Approval – Becky Perkins

Becky explained how hard all the board members worked to improve the Bylaws and make them easier to understand. Also, Becky mentioned Bylaws located on website should anyone wish to review.

Motion carried to approved Bylaws; no opposition

- Becky spoke of the nominations for the 2022 EHCA board; Requested nominations from the Floor. (none heard). Kelley spoke of Board makeup and committees and the need for volunteers for those committees. Mentioned Heather Whitcomb in a prior role as school liaison "committee".

Katherine Cadena asked question regarding commitments (time/otherwise).

Bill & Jenna spoke of commitment and membership.

Both Katherine Cadena & Jill Hackett mentioned they may be interested volunteering for a committee.

3:55- Vote and count of ballots for 2022 Board Nominees. The following were nominated and voted in by a majority of members present. Becky Perkins, Bill Blumberg, Jenna Teston, Vicki Hood, Sherry Adams

4:00 Becky closes EHCA Business Segment; Introduces Robert Patrick

Robert Patrick introduced staff; discussed Top End Toll Lanes (delayed) but does not believe any off ramps along EH neighborhood area. Mentioned connectivity specifically Peachtree Creek Greenway, Top End Trail which Kimley-Horn just completed study as part of the installation of the Toll Lanes and of which appears EH will have connectivity. Mention of DeKalb's approval of the Capital Stormwater Plan which will take an additional 7 years to fix all sewer issues. He is

very aware of issues in EH. Spoke to the \$25M to spend of which \$15.9M will be spent in areas outside of District 1. He understands the County does not work at the same speed as other entities and he is trying to improve that response. He has \$7M allocated for specific residents/county operations. Looking to complete a "Sidewalk Inventory" of which DeKalb has never had. Cost is approx. \$250K for study/inventory. Also looking at using some of funding for annual traffic counts to identify growth of traffic and assess road needs, stormwater, sidewalks, etc.

#### Q&A from Audience

- How do you see development in Embry Hills area? Commissioner responded looking into the idea of a LCI (Livable Center Initiative). check this website out for more info.  
<https://atlantaregional.org/community-development/livable-centers-initiative>
- Possibly partnering with Mercer, bringing in a brewery or similar opportunities. Commissioner mentioned the apartments off Mercer University Dr/Flowers (Cantera) which recently sold for \$177M
- A member asked about Presidential Hotel redevelopment? Commissioner mentioned Peacock (owner) is still trying to sort out ownership and still looking to redevelop but had to "protect" building from trespassers. Commissioner mentioned District 1 area is 82% municipalized but his focus is on us in unincorporated Dekalb comprising of approx. 155,000 residents. Also mentioned there is some opportunity for "Block Grants". Kelley mentioned murals to beautify area retaining walls.
- A member mentioned issues with former FEMA building supposed to dredge creek so there is no flooding. Has not been done and floods cul de sac and advised it needs to be fixed as well as an issue with a possible "boarding house" on her street with several non-related persons living in a residence. Commissioner Patrick suggested that member contact him and copy him and his team on all emails regarding the situations so that they can investigate.

A raffle drawing was held and the winner of the iPad was Theresa James of N. Embry Cir.

Sign in sheets reflect 20 households in attendance + (Commissioner Patrick + Aiun Nettles)

5:00 ish Adjourned