

Minutes of The Meeting of The Board of Directors  
of Arbor Glen HOA  
April 9, 2018 from 6:30pm – 8:30pm  
Rockdale County South Precinct (Honey Creek)  
3552 GA-20, Conyers, GA 30013

Item 1 – Call to Order/Establish a Quorum

Director Rosemond called the meeting to order at approximately 6:40pm. Board members Jacquetta Rosemond, Kiritkumar Patel and Shani Landell were in attendance. Several community members joined late, at peak there were 18 homeowners out of 126 in attendance. The streaming of the meeting on Facebook was announced.

Item 2– Meeting Minutes

Director Landell presented the approved meeting minutes and announced the community website where the meeting minutes would be posted moving forward which is arbor-glen.hoa-express.com. Board members email addresses were shared as the best way to request records.

<b>Office</b>	<b>Name</b>	<b>Email Address</b>
President	Jacquetta Rosemond	arborglenpresident@gmail.com
Treasurer/VP	Kiritkumar Patel	arborglentreasurer@gmail.com
Secretary	Shani Landell	arborglensecretary@gmail.com

Item 3 – Board member reports – President, Jacquetta Rosemond

Director Rosemond thanked the communications committee and announced that the community website was operational. Director Rosemond reviewed community survey results. The pool kickoff and cleanup session in May were announce. The boards decision to deny a proposal for basketball at the tennis court was explained. New landscaping vendor Ramirez announced. For the issue of cars parked on the street, community members were encouraged to contact Rockdale county enforcement. There had been no crimes reported since last meeting. A recommendation was given that harassment in the community should be reported to police. Liens and court cases where discussed and it was reported that 4 liens were removed. There were 16 civil cases from old administration that were removed. Director Rosemond also announced that the HOA was no longer contracted with Sentry Management as of March 20<sup>th</sup>. It was also shared that forms and records are available on the website

Item 4 – Board member reports – Vice President & Treasurer, Kiritkumar Patel

A printed budget update was distributed and Director Patel went through the financial report line by line. Director Patel shared that we are at a %55 collection and shared that unpaid accounts would need to pay late fee and interest. Director Patel forfeited the remainder of his time on the other agenda points.

Item 5– Board member reports – Secretary, Shani Landell

Director Landell shared a correction on a communication that was sent out stating the late fee would be \$10. Confirming the bylaws state the late fee amount is \$25 and the

board will follow the bylaws. Community was reminded that although many fines from the management company had been forgiven all homeowners are still responsible for payment of the HOA dues, which cannot be waived. Director Landell confirmed that all future meeting for the year have been shared and would be shared on a quarterly basis. Options for communication were shared including Facebook, GroupMe, Email and website. An overview of the purpose and structure of the committees was shared. The Committee members and leaders were invited to give updates and thanked for their accomplishments to date.

#### Item 6– Committee Reports

The Committee Chair Cathynia Dixon gave an update for the communications committee accomplishments including the newsletter and HOA website. Committee Member Kem Moore shared an update for the social committee including upcoming events. Committee Chair Roland Green shared an recommendations. Mr. Green was given a special thank you for his effort informing the county of the structural issues on the roads in the county. A recommendation was made by a community member that the landscape committee consider supplying bags or stations for pet waste. The issue of speed bumps was also raised and the recommendation was made that home owners request support from the county. Director Landell shared and update was share that there is a lack of leadership for architectural committee and safety committee due to a general concern of harassment.

#### Item 7– Unfinished Business

Community member Clarence Albert discussed a proposal to credit money for fines from previous years. The Directors were in agreement that there was no fair way to reimburse or credit fines collect by the former board and management company. Board members shared the concern that the community budget could not support credits for every community member impacted. Director Rosemond discussed the limits of how community money must be managed according to the bylaws.

#### Item 8– New Business

No new business was raised.

#### Item 9– Open Discussion

A proposal was made that the board consider a committee to change the bylaws. Directors Landell requested that due to the lack of voluteers the community take on the role or adding any changes they would like to see to the bylaws to future meeting agendas for community discussion. The board was encouraged to come up with ways to compensate for the deficiency in dues collect. Director Rosemond discussed examples of how the board has reduced cost.

#### Item 8 – Adjournment

Director Landell made a motion to adjourn the meeting. Director Rosemond seconded the motion and the meeting was adjourned at 8:30pm.

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

SL

7/9/81

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Shani Landell, Secretary

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Date