

Chelsea Place Annual HOA Meeting

7.20.2024, 7 PM ET

Attendees:

Vincent Wimbush #402

Rosamund C Rodman #402

Mitsy Johnson #338

Ron Baggett #400

Kathy Baggett #400

Gabriel Baggett #400

Dave Weiner #342

Jordan Sharon #404

Sara Crews #408

Molly Pastin #410

Maryann Dabkowski #344

Minutes written by Maryann Dabkowski due to absence of elected secretary Joanna Campbell

1/Establishment of Quorum: Between physically present members and identified proxies for absent members, Vincent declared quorum established.

2/Adoption of Agenda: Sara Crews moves that agenda be adopted. Dave Weiner seconds.

3/Reports

- Secretary (Joanna Campbell): Secretary is not present. Minutes are posted online: <https://chelseaplacedecatur.com/minutes>

- Treasurer (Molly Pastin): Molly provided printed financial report to all present.
 - Current balance: \$6,319.91. Pending deposits: \$875.
 - Since increasing dues, HOA fund has increased
 - Expenses so far in 2024:
 - Landscaping- Jimmy, Tree removal, boulders: \$6,658.36
 - Insurance: \$2667
 - Utilities: \$143.60
 - City Taxes: \$285
 - Landscaping is likely to be only expense for the rest of 2024.
 - No anomalies noted in budget so far in 2024.
 - Sara: We pay taxes? Aren't we a non-profit? Molly indicates that we receive a tax bill every year.
 - Vincent: When did we pay to have lights serviced? Molly believes this was in 2023 but will double check.

- Landscaping (Rosamund Rodman)
 - Jimmy Ringer continues to provide our landscaping services. Sara summons him as needed.
 - So far this year: purchased boulders, removed tree.
 - Two pending projects:
 - Address appearance of the grassy space between the sidewalk and the street.
 - On pause due to a sidewalk slab that has sunk.
 - At Ron's suggestion that online portal is most effective avenue to secure services, Rosamund will submit online ticket to city related to repairing sidewalk.
 - Address appearance of back alley between #344 and #408.
 - Seeking bids from reputable companies in regard to planting hedges or some other type of uniform vegetation to establish more privacy.
 - This will require approval from community before proceeding.
 - Other issues:
 - Ron: The bridge over the pebble path is rotting. Ron will follow up to have someone look at it.
 - Groundhog has appeared in back alley. Dave to follow up.

- As part of removal of gingko tree, Maryann promised city of Decatur to pay for a plant a replacement tree. Maryann will write a check for \$35 to HOA to pay for the Weeping Willow that was planted this spring.
- Ad Hoc Committee on By-Laws (Vincent Wimbush)- no members of the committee are present, so Vincent leads discussion in their stead.
 - Rentals
 - Currently two rental situations.
 - #412 rents full property.
 - #408 has a rented room
 - Per section 10.04 in bylaws, HOA is empowered to ask or demand rules be followed by rentals and that HOA must approval rentals and the conditions pertaining to them. Per Vincent, HOA does not appear to currently follow these bylaws.
 - Sara brings up existence of second set of bylaws that was discovered in 1993.
 - Dave notes that he was never able to locate the second set of bylaws when he was President. Notes there was a gap in the files.
 - Sara (#408) notes she has roommate rather than a rental.
 - Currently: A lack of documentation related to rental policy. Could leave HOA vulnerable. Example: Sara brings up possibility of investors buying up units and renting them.
 - Molly suggests creation of a policy—will lead effort to write the rental policy, with assistance from Ron.
 - Addition of policy to bylaws require unanimous vote
 - Consider: Outcome of informal poll from earlier this year. What do we want? What do we want to allow? What would we enforce and how?
 - General policies related to Upkeep
 - As part of discussion about rentals, Vincent notes that HOA should first write clear policy and enforcement structure for rules related to upkeep. We cannot enforce rules with rentals if we do not actually have clear rules in place.

- Vincent expresses concern about general upkeep for aging property. Example: deteriorating deck on neighbor's property—can we actually do anything about this? What do we have the will to do?
 - Dave: We can call city.
 - Sara: Bylaws say we can put a lien against property.
 - Vincent: There is currently no mechanism in place to serve notices or establish consequences. There's an onus on us to address as a community before bringing in other parties.
- HOA discusses that clear language should be adopted to establish rules and steps to address compliance in bylaws. Items to consider:
 - What do we want the property to look like?
 - What is acceptable?
 - Who is going to enforce this?
 - What will our protocols be?
- Dave raises concerns about HOA “horror stories”—HOA becoming nasty and overreaching in regulation of members.
- Re: appearance standards: Some elements of external appearance are no longer available. Example—original garage doors.
- Discussed need for standard upkeep across all properties. Vincent brings up need for an expert to review structure and advise on what is needed.
 - Example: Retaining wall for units #400-406 is in disrepair. (Sara notes the retaining wall is on individual property and is responsibility of those owners.)
 - General agreement that structural engineer should be contacted to inspect property and provide feedback. Jordan to call Engineering Solutions of Georgia. Rosamund available to support this effort.

4/Other Matters:

- Discussed Next Meeting: Agreed to meet again in October. Group discussed preference for Sunday meeting rather than Saturday.

5-/Adjournment