

## **Old Suwanee HOA General Meeting - January 26, 2023**

The meeting was held at the Suwanee Public Library. The meeting was called to order at 6:05. The HOA Board Members - Ben Luke, Jim Overwyk, Mary Davis, Leanna Brown, Dean Steyling, Rob Forrester, and Diane Whitlatch - were all present. Invited guests included Officer Cribbs from the Suwanee Police Department and Gregg Barber and Kandice Jutis from PMI. A quorum was established since over 10% of the homeowners were present at the meeting. The 2022 General Meeting Minutes were emailed to homeowners. Ben asked if there was a motion to accept the minutes. Suzanne Long made a motion to accept the minutes. Cindy Brogdon seconded the motion. The vote to approve the meeting minutes was unanimous.

### **PACT Officer**

Officer Cribbs, the PACT Officer - Police and Citizens Together, said that each officer is assigned 2 or 3 neighborhoods. The PACT officer is the neighbors' contact who can answer questions about law enforcement. He said that if someone goes out of town, they should contact the Police Department to tell them the dates you will be gone, and they will send a patrol officer out to check on your home while you are gone. It is important to call the police to let them know if you return home early. If you have a Ring camera, you can volunteer to tell the police you have one. The Ring cameras can help with crime detection. Problems in our neighborhood include speeding on Scales and drivers running stop signs. Speed bumps have not been installed on Scales because when drivers are monitored the speed limits have not been high enough. Officer Cribbs is on traffic unit patrol. He has issued tickets for running the stop signs on Scales and will investigate signs about slowing down, similar to those in the Suwanee Station neighborhood.

### **Robert's Rules of Order**

Ben explained that during the meeting we will be using Robert's Rules of Order. Everyone will be acknowledged. People who have questions should raise their hands to speak.

### **Election of Officers**

The term of office for board members is two years. There can be a total of 9 Board members. Board members Leanna Brown, Mary Davis, and Jim Overwyk are up for re-election. Suzanne Long nominated Leanna, Mary, and Jim for re-election. No one else was nominated. There was an oral vote, a call for dissent. Hearing none, the three board members were re-elected for two year terms.

Ben introduced what the board had accomplished in 2022. Steve Looney asked that he be allowed to nominate himself for a board position. Ben said that he had asked for nominations but Steve said he did not understand. Ben said that we would re-open nominations for the

board. Steve nominated himself. Nominations were re-closed. There was a motion and a second for Steve Looney to join the Board.

### **Fiscal Year 2022 and Updates**

- 1) The board authorized drainage repair at the steps in the common area.
- 2) The board is responsible for and authorized expenses for cleanup of the retention pond, a pet waste receptacle, common area maintenance, having trees planted, alley work on Cambron Commons, and tree trimming of the neighborhood streetscape trees since the city of Suwanee would only trim the side of the tree facing the street and delayed the job.
- 3) Modifying the Covenants - In the current bylaws there is a 20% cap on the number of homes allowed to be rentals which is 21 homes. The board is working to amend the covenants to bring down the number from 20% to 5% to maintain the look and the feel of the neighborhood. To pass the amendment, we need to have three-fourths of the homeowners' approval. The ballots were sent out in December 2022 and we currently have 45 yes on the proposal but need 70. There are 104 homes in the subdivision. The board asks for a favorable consideration on the amendment.
- 4) The park benches are being refurbished with new wood, shorter length screws, and paint touch up. The work is active and should be completed by the end of May.
- 5) A homeowner on Jackson said that the concrete on the alley is buckled. The HOA will look at the alley and make necessary repairs.
- 6) ACC Reminders - Homeowners should fill out a request form on the website when doing major work in landscaping and/or construction. PMI does an excellent job of responding very quickly to ACC requests. Some projects require more time if the work is not routine.
- 7) Trees - Homeowners should make an ACC request for extensive tree trimming for streetscape trees. Some streetscape trees have been cut down because their roots caused problems with the water line. Some trees will not be replaced if they are too close to the water meter but other trees will be replaced.

### **Frequent Issues in the Neighborhood**

- 1) The covenants state that residents should park in their garage or driveway. The common area parking is for visitors which is stated on the signs at the parking spots.
- 2) The city of Suwanee and the covenants both state that dogs in public areas need to be on a leash. Having a dog is a violation of the covenants so please use a leash.
- 3) The cemetery on Jackson has a new sign and the area will get new landscaping.

### **Garbage Collection and the Covenants**

The covenants state that the HOA must provide sanitation services. Old Suwanee has alleyways so some companies do not want to service our neighborhood. Red Oak said that they would discontinue service to the community unless cans are on the streets, not in the alleyways because they would be using larger trucks. Bringing cans to the street is not possible for all homeowners so that is not an option. Red Oak's next proposal is that they would use smaller

trucks and remove recycling and the price would double from the current cost. The third proposal is that some homes, but not all, would get recycling, smaller trucks would be used, and the cost would be doubled. Breezeway, a sanitation company based in Johns Creek, uses small trucks. They collect garbage and recycling every week. Their cost is \$35.00, the same as the two Red Oak proposals. Breezeway charges for the garbage and recycling cans which is an upfront cost. The board chose Breezeway as the new garbage company for the subdivision.

### **Treasurer's Report**

Leanna Brown presented the budget. As of December 2022, there was \$66,079.54 in the Operating Account and \$56,979.17 in the Reserve Account for a total of \$113,058.71. There is \$8,120.69 due in Accounts Receivable. Accounts that have late dues will be sent to Collections. We ended 2022 with an approximately \$9,000.00 deficit. Landscaping costs have increased. The new assessment on commercial property due to water run-off improvements has increased the property tax bill from approximately \$200.00 to approximately \$2,400.00 yearly. The one cost for social events in 2022 was for a Christmas tree in the common area. Bills for homeowner dues will be sent in February.

### **2023 Budget**

The 2023 budget includes a surplus of \$6,000.00 and includes increases in sanitation and all services. The budget includes an increase of \$175.00 for each of the two dues pay periods, going from \$687.50 to \$862.50. The new yearly dues will be \$1,724.00, up from \$1,374.00. There will also be a special assessment for this year only to pay for the new garbage and recycling containers. The cost will be an additional \$57.50 for each of the two homeowners association dues bills this year. Ben entertained a motion to approve the 2023 budget. Dean made a motion to approve the motion and Patrick seconded it. The vote on the budget included two dissents and was passed by the majority.

Ben made a motion to adjourn the meeting at 8:00.