

## HBNA BOARD MEETING MINUTES JANUARY 14, 2015

Historic Brookhaven Neighborhood Association, Wednesday, January 14, 2015, 8:00 am  
Capital City Club

Board Members Present: Cathy Boston, Gay Colyer, Bob Connelly, Anne Culberson, Mike Elliot, Tom Hicks, Lauren Jackson, Lisa Martinez, Kevin Quirk, Mark Roberts, Brian Ruediger, Carole Simpson, Suzy Stovin, Maribett Varner

No guests present

The meeting was called to order by president, Lisa Martinez, at 8:00 am.

Lisa handed out a copy of the Zoning Report (Mike Elliot), the HBNA Standing Committee Members for 2015, and the meeting agenda.

Lisa thanked Carole Simpson for the holiday wreaths at the neighborhood entrances.

Lisa announced a bylaw meeting on January 28, 8:00 am

### EXECUTIVE COMMITTEE REPORTS

#### SECRETARY

Anne Culberson, Secretary, emailed all board members minutes of the December meeting. The minutes were approved for the December 10, 2014, meeting.

#### TREASURER

Brian Ruediger, treasurer, reports that HBNA continues to be well funded and maintains adequate reserves. A preliminary budget has been prepared for the 2015 year, and is being discussed among board members to ensure the best utilization of our resources. Brian requested, changes to budget items be provided to him to include final preliminary budget so the board could vote on the 2015 budget at the February meeting. Note that the 2014 balance sheets were emailed to each board member.

### COMMITTEE REPORTS

#### EVENTS

Suzy Stovin, events chair, requested Cathy Boston help identify new neighbors through real estate sales. Thus, Suzy's committee may welcome them to the neighborhood.

### COMMUNITY MAINTENANCE AND ENHANCEMENT

Chairman, Carole Simpson, announced the committee will meet on February 3, 2015, to discuss the proposed 2015 budget. Bob Voss is our City of Atlanta contact community enhancement (parks).

Richard Meehan is the contact from the City of Brookhaven. Carole, continues to discuss geographical assignments for green space or the common areas.

#### MONUMENTS

Bob Connelly notes the need to replace several monuments in the neighborhood. Bob will talk to Jed Beardsley to proceed with repairs to monuments.

#### TRANSPORTATION

Gay Colyer, chairman, reported that the transportation committee voted to suspend meeting on the traffic study until January 2015. Then the committee will continue to review the study completed by Foresite Group. Focus groups will be set up to get additional neighbor feedback. Gay has again contacted Joe Carpenter, City of Atlanta, Watershed, to set up a meeting to discuss drainage and the intersection at Winall Down and Vermont Roads. Committee meets February 4, 2015.

Liz Means and neighbors have contacted Capital City Club concerning the hedges at some of the dangerous curves in the neighborhood. The neighbors will report their progress.

#### ZONING

##### Dekalb-Brookhaven Zoning Issues

##### Zoning Board of Appeals, 14-67, 15 Brookhaven Drive

At the Brookhaven Zoning Board of Appeals, Owners of 15 Brookhaven Drive requested and were granted a deferral of one month, until the January 21, ZBA meeting. The ZBA application included 1) reduction of the average front yard setback, 2) reduce the side yard setback, reduce the required 10 feet to 4 feet to construct a single family detached dwelling 3) Reduce the required 10 foot accessory structure setback to 2 feet to maintain an existing detached garage. Bob Connelly will report on the matter at the next HBNA meeting .

##### Porter Hastings Property Zoning Issues

The zoning matter is deferred until the February City of Brookhaven Planning Commission meeting.

The board approved the Concerned Neighbors Development Criteria document. Some members of the HBNA Board would like to prioritize the development criteria. It is agreed that a letter be sent to the neighbors stressing that HBNA will focus their support on several key issues such as the R-100 Buffer and responsible development with a reasonable transition to Historic Brookhaven. Kevin Quirk questioned the desired development criteria item to change the subarea zoning from 1 to 2. Kevin will prepare a letter for presentation to the board to give the Concerned Neighbors. The HBNA Board has offered support and given the Concerned Neighbors \$3,000., to date.

Some board members request details of the legal agreement with Doug Dillard. The neighbors have engaged Doug Dillard, attorney, who plans to meet with the attorney for JLB, the developer. In early January, part of the zoning committee met with Mr. Dillard and other Concerned Neighbors to discuss the priorities of the Acceptable and Desirable Development Criteria.

It is suggested that HBNA have a Town Hall informational meeting in February for our neighborhood.

Long term, the Board agreed to look at the other parcels on the Peachtree corridor adjacent to Historic Brookhaven.

Mike Elliot, Dekalb county zoning chair, reports that the developer, JLB, is conducting a traffic study to evaluate the impact of the project on the surrounding streets.

Cathy Boston, Fulton County zoning chair, reported development next to the Winston on Peachtree. Ridgedale Park neighborhood is behind this development.

#### COMMUNICATION

Cathy Boston and Maribett Varner, communications chair, discussed the 2015 directory. Need for volunteers and mailbox labels were discussed. Tom Hicks is asked to help with a possible sponsor for the back cover. Limitation on the number of sponsors and ads is suggested for this year. The back cover may be the only ad sold for the directory.

Board members are reminded not to speak on zoning and other issues as a representative of the HBNA Board without board approval. Be aware the community sees you as a board member. Use good judgment when communicating with our neighbors.

#### NOMINATING COMMITTEE

Nominees suggested for interim board positions are Cathy Boltwood, Blake Dexter. These nominees are approved. Lisa M. notes, the balance of board members in the City of Atlanta and the City of Brookhaven may need review.

Minutes Respectfully Submitted,

Anne G. Culberson, Secretary