

# HBNA Board Meeting Minutes – October 2014

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A meeting of the Historic Brookhaven Neighborhood Association was held on Wednesday, October 8, 2014 at 8:00am at the Capital City Club.

Present were Board Members: Lisa Martinez, Wade McKenzie, Brian Ruediger, Carole Simpson, Bob Connelly, Maribett Varner, Susy Stovin, Cathy Boston, Ruth Skogstad, Melissa Bryson, Gay Colyer, Mark Roberts, Mike Elliot, Tim Gartland.

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

## **Executive Committee Reports:**

### **President**

Lisa Martinez opened the meeting with discussion of the following:

Based on her experience in volunteer organizations her main goal as President is to ensure an effective governing body. It is essential that the by-laws are followed particularly as our board has a direct line to the city of Atlanta Neighborhood Planning Unit and a seat on that body.

Maribett Varner noted that there are still some areas of the by-laws that are unclear and that we should continue to improve and clarify the by-laws moving forward.

### **Secretary**

Wade McKenzie presented the minutes of the September board meeting for approval by the board. The minutes were approved unanimously.

### **Treasurer**

Brian Ruediger previously distributed current financials indicating the HBNA was in good financial standing, tracking to budget, all bills are paid. HBNA continues to be in strong financial position. We will maintain approximately \$53,000 in reserves if we spend everything that is budgeted for the remainder of the year.

Mark Roberts noted that we will not spend the printing budget for 2014 as we will use the current leftover stock of printing materials. He noted that the money will however need to be budgeted for 2015.

## **Committee Reports:**

### **Community Maintenance and Enhancement (CME)**

Tim Gartland reported the following items:

- Tim has done a ride around with Gibbs to discuss performance issues. They have a new supervisor and have promised to step up their performance and send him a progress report.
- Brian Ruediger asked if Gibbs contract was 12 months. Tim answered yes but that it has outs.
- Lisa Martinez noted that stump and debris remain from the tree fall at Vermont Park. Tim will follow up.
- Gay Colyer noted the same about W. Club Lane with debris in Mason Ravine. Tim will follow up.
- The monument at Brookhaven/W. Brookhaven is leaning severely and needs to be addressed. It may be more expensive to repair than to replace.
- Tim offered to continue to volunteer help with CME items but not in a board capacity as he will conclude his 2-year term at the end of this year.

### **Monument Sub Committee:**

It was reported that Rockhaven Homes still owes 1 set of monuments.

Tim Gartland offered to help with permitting process in City of Atlanta and noted that the process is much improved from before. (Tim was involved in writing the COA current policy.)

Jed Beardsley and Susy Stovin are reaching out to neighbors in COA for support for monuments at Winall Down, Vermont/W. Club.

Mike Elliot will send a flier for monument solicitation to Cathy Boston for printing and distributing.

Next targets (and HBNA point person) were identified as: Fuller (Jed), Carter (Susy), Winall Down (Lisa), Vermont.

### **Transportation**

Gay Colyer presented the following:

#### **• *Intersection of Winall Down/Vermont***

She has been in contact with Joe Carpenter, Watershed Project Manager, Department of Public Works. He and other personnel have taken a look at the intersection with a focus on drainage and the impact on the residents

of Winall Down. He has made recommendations and we have responded to those. In our conversations we have agreed that we need to meet and discuss in more detail his suggestions, the cost, and what the city might consider contributing. After this meeting we will discuss the actual intersection and what solutions can be considered as for as look. At that point the Transportation committee will make a recommendation to the board and set up a site visit with the City personnel and invite all interested neighbors for further review.

Joe has offered to meet on Thursday, October 16th at 2 pm at his office downtown. We will include any interested members of the Transportation committee and other residents who have continued to express an interest in this drainage matter and the intersection.

To date, we have paid \$4,000 with \$6,000 approved in the budget

Brian Ruediger noted that the board needs to reapprove the \$2,000 from the 2013 budget for Foresite that now falls into the 2014 budget.

Lisa Martinez noted that the drainage issue has been an ongoing concern at the intersection and while it is a priority consideration for looking at the traffic improvement there, HBNA has not committed to improving the drainage situation we are looking to make sure nothing is done via traffic alterations that make the problem worse.

- **Comprehensive Traffic Study**

Sameer and Jason from Foresite have completed the basics for the study and are prepared to meet with the members of the Transportation Committee. The study was divided into 2 parts: 1) identifying cut through routes 2) identifying every deficiency throughout the neighborhood, interviewing roadway users and looking not only at the inside traffic for the neighborhood but also the periphery roads. It contains 6 pages identifying each issue and possible solutions for the committee to review and make recommendations. With this input they will adjust the report for a presentation to the board and the neighborhood. This transportation meeting is scheduled for Friday, October 17th at 8 am at 4290 West Club Lane.

To date, we have paid \$7,000 with \$20,000 approved in the budget

## **Zoning – Fulton**

Mike Elliot reported the following:

- **Concurrent Variances**

Lisa presented letter to city council of Brookhaven opposing concurrent variances. Bates Mattison has indicated he is in favor of the proposal but will vote with his constituents. COB is in favor of variances the neighborhood is opposed. Bates is for variances. Our feedback is known as public comment. Cathy Boston would like us to write a letter to each city councilman. Suggestion is to send neighborhood email and for residents to send their own letters. Mike Elliot is updating a letter from HBNA Board with renewed emphasis.

Melissa Bryson suggested we work with other neighborhood organizations within our councilman's district to understand if they are for or against the concurrent variances and if the majority are against, make a case to Councilman Mattison to oppose based on his constituents.

Cathy Boston made the following motion: To 1. Send letter from HBNA Board with renewed emphasis. 2. Send email for residents to send letter to council. The motion was approved unanimously.

Melissa Bryson reported the following:

- **Hastings Property:**

Met with Carl Westmoreland, Jack Honderd of BPCA, Hudson Hawk of developer JLB, and Lisa Martinez went through development. It is in the process of rezoning, proposed building will have apartments on top. Elle development on Pharr road is similar to what they are proposing. Melissa is going to take pictures. Some positives are: Apparently Overlay compliant, they are not developing vertically in nearly all of the current R-100 zoned property at the rear, there is access to an existing light to allow for right and left turns which should minimize cutting through the neighborhood. Retail in control by Porter family (property owners). Apparently overlay compliant. Property includes three separate parcels, two zoned C-1 and one zoned R100. Includes park, fire lane, water (dry) detention pond in the R-100 parcel. Developer open to landscaping funds to residents behind apartment complex. Retail is approximately 17,500 square feet with possibility of 3 restaurants. Most retail parking on street level in a deck, separate from residential. The builder sent letters to neighbors within 500 feet yesterday. Meeting is on 10/22 at CCC for public forum. Meeting with neighbors to be held next week and with zoning committee to determine next steps.

Mike Elliot reported the following:

- **Wieland Development at Peachtree Road between Club and Bellaire Drive**

The letter approved by the board was sent. There was much discussion regarding the timeliness of the letter being sent and the process that was followed by the board.

Lisa Martinez went over calendar of events regarding the Wieland Development letter. Carol Simpson voiced her displeasure in how the situation was handled.

- **Comprehensive Plan**

Carl Westmoreland is helping with changes to some of the language.

Lisa Martinez made a motion to approve changes in comprehensive plan. The motion was approved unanimously.

Cathy Boston reported the following:

- **Property at 3976 Club Drive**

There was one application for variance approval regarding the parcel at 3976 Club Drive. It was to add another one car garage. The application was denied. Cathy is going to begin sending notices of Fulton zoning issues/request to the board to get board approval before letter is sent regarding vote.

### **Communication**

Mark Roberts reported the following:

Letters distributed regarding membership. HBNA membership invoices to be distributed this week. 1,000 invoices to be sent. Board members took home envelopes to stuff and mail.

### **Nomination Committee**

Melissa Bryson made a motion to approve the slate of 2015/2016 board members. The motion was seconded. Lisa Martinez stated we should not approve the entire slate and would like to vote on individuals to remove. She said it would be in the best interest of the board to remove one person. The original motion was approved as follows: 9 approve, 3 against (Mark Roberts, Lisa Martinez, Susy Stovin) and 1 abstain (Brian Ruediger).

### **CCTV**

No action, nothing affordable.

The meeting was adjourned at 9:35am.

### **Action Taken After Meeting**

Hope Bawcom and Wade McKenzie each notified the board that they had decided not to serve a second term on the HBNA board.

Frank Clementi notified the board that after 11 years of service, he is resigning from the HBNA board and also will no longer serve as the HBNA representative to the Buckhead Council of Neighborhoods.