

HBNA Board Meeting Minutes – September 2014

A meeting of the Historic Brookhaven Neighborhood Association was held on Wednesday, September 10, 2014 at 8:00am at the Kroger conference room.

Present were Board Members: Lisa Martinez, Wade McKenzie, Brian Ruediger, Anne Culberson, Carole Simpson, Bob Connelly, Maribett Varner, Susy Stovin, Cathy Boston, Frank Clementi, Hope Bawcom, Tom Hicks.

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:

Brookhaven Forest

This is a new subdivision being created in Historic Brookhaven. Specifics are:

- Single sided street developed from property at 3005 Mabry Road.
- 4 lots no smaller than 23,900 sq ft (.55 acres).
- R-100 zoning allows lots as small as 15,000 sq ft.
- Potential for house on other side of street if owners on other side of lot sell.
- 2 board members are currently involved in the project. (Melissa Bryson, Mike Elliott)

There was discussion about what (if anything) HBNA should be doing to insure the project is in keeping with the look and feel of the neighborhood. A question was raised if there were other single sided streets in the neighborhood and if that is allowed in Fulton County.

There was discussion about the potential for the appearance of a conflict of interest with board members sitting on the zoning committee and also actively involved in development in the neighborhood.

A zoning subcommittee was established, the Brookhaven Forest Subcommittee, consisting of Carole Simpson, Lisa Martinez and Gay Colyer in order to advise the board regarding any position relative to the development.

The following motion was made: Any board member who has a conflict of interest or potential perceived conflict of interest on matters affecting HBNA should disclose and then recuse themselves from committee discussion or votes relating to that topic. The motion passed unanimously.

Lisa is to share with the committee points HBNA Board has used previously to consider for any potential developments in or adjacent to the neighborhood.

City of Brookhaven Comprehensive Plan

The COB published their Comprehensive Plans on line (over 1,000 pages). The Historic Brookhaven Neighborhood is mentioned frequently in the document. Due to the magnitude of the document and potential impact the plan may have on the neighborhood it was determined that it would be helpful to have an attorney review it and advise HBNA. Carl Westmoreland has agreed to review the plan on behalf of the HBNA on a pro bono basis. It was discussed that we need to be clear with Carl what we are asking him to do. We also need an electronic copy of the plan (at least the sections/pages that affect the neighborhood).

It was suggested that we look at what other communities gave as input to the plan.

A subcommittee was established, the Brookhaven Comprehensive Plan Subcommittee, consisting of Carole Simpson, Lisa Martinez and Gay Colyer in order to advise the board regarding any position relative to the comprehensive plan.

City of Atlanta Historic Subdivision Plan:

Bob Connelly reported that the NPU recommended the plan be sent back to council due to it being incomplete.

Secretary

Wade McKenzie presented the minutes of the August 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. \$35,000 of the \$109,000 budget has been spent so far. HBNA continues to be in strong financial position. We maintain approximately \$53,000 in reserves.

Brian reminded us that any vendor over \$600 needs to provide a W-9 because Brian must report the vendor's tax ID on 1099's at the end of the year.

Bob Connelly asked if we need liability insurance or bonds from vendors also. Need to research.

Committee Reports:

Community Maintenance and Enhancement (CME)

In Tim Gartland's absence, Lisa Martinez reported the following items:

- Gibbs has replaced the account manager handling our neighborhood.
- Tim has a "walk through" scheduled with Gibbs to discuss performance issues.
- Tim is still working on removal of the dirt from the Brookhaven/E. Brookhaven monument site to the nearby hole at the same intersection. He had a quote prepared from his company as a reference for the work (\$650). The job requires a bobcat and dumptruck.

Transportation

In Gay Colyer's absence, Anne Culberson reported that not much has changed since last month. They are waiting to hear back from Foresite. Personnel changes at public works/watershed are slowing down the response time there.

Zoning – Fulton

Cathy Boston noted:

- **3700 Peachtree Rd. and Vermont** – 12 townhomes are planned on this L shaped lot. Neighbors met with the developer regarding water flow plan. (The developer is supposed to reduce water runoff 30% and create a retention solution.) The neighbors seemed pleased with the outcome of the meeting.
- **3976 Club Drive** – There is new construction on the property which is requiring a stream buffer/variance due to the creek running between the garage and house.

Events

Susy Stovin reported:

- Street party is scheduled for Sunday, October 5th. Band, BBQ. E. Brookhaven Drive/Davidson/Lakehaven intersection. 150 RSVP's so far.
- General Meeting will be on a Monday night in October. Specific date TBD.
- New Neighbor Party – Timing TBD. (After the 1st of the year.)

Communication/Membership

Hope Bawcom discussed the new website and the need for feedback. There was some difficulty in logging into the test site. Hope will troubleshoot and reply back with and update.

Nominating Committee

Maribet Varner reported:

- All current board members have said they intend to re-run except Tim Gartland.
- Still working on a slate
- Strategically the following are some areas of needs the board could use going forward: Lawyer, marketing/advertising/PR, CME experience.
- Add committee members for future board bench strength. (Lisa mentioned the Brookhaven Mom's club might be a good place to look.)

New Business

Frank Clementi reported that the Buckhead Council of Neighborhoods is meeting at the Peachtree Presbyterian lodge at 6pm. Frank can't go but asked if any other board member could go instead.

Bob Connelly discussed the CCTV proposal. The installation price is firm. There is a technological/price hurdle with establishing internet connectivity. Best quote is approximately \$139/month/site. It was discussed about making the subject an agenda item for the General Meeting. It was also suggested that BSA might be invited to future board meetings.

The meeting was adjourned at 9:35am.

Actions Taken Subsequent to the Meeting via Email:

On September 22nd the zoning committee recommended HNBA send letters to John Wieland Homes (JW Homes), City of Brookhaven and the architectural firm of Tunnell Spangler Walsh concerning the Wieland Development at Peachtree Road between Club and Bellaire Drive. The zoning committee has monitored this development for many months and has been in constant communication with the adjacent neighbors, the JW Homes personnel and has made continual updates to the HBNA board. At the zoning committee's last meeting with Jeff Kingsfield of JW Homes, Jeff was found to not be cooperative and did not appear to be interested in hearing any HBNA suggestions and concerns. The zoning committee remains concerned with the density of this project, the landscaping and the architectural design. Therefore three letters have been prepared from HBNA to formally address those concerns with the appropriate parties. The following motion was made via email to the HBNA board for approval of the letters. "The HBNA board approves the letters to JW Homes, COB and the architectural firm of Tunnel Spangler Walsh". The motion passed.

The following voted "YES": Anne Culberson, Gay Colyer, Bob Connelly, Frank Clementi, Tom Hicks, Mark Roberts, Cathy Boston, Hope Bawcom, Tim Gartland, Brian Ruediger, Ruth Skogstad, Bridget O'Donnell, Wade McKenzie.