

## **Spivey HOA Board Meeting - July 13, 2022**

Attendees: Nicky, Alford, Shelia, Ronnie, Adrene, Dee, Melissa

Called to order: 7:37 pm

### **1. Discussion. City of Stockbridge Zoning**

All are concerned about the planned high density growth around our community. Melissa suggests Sandy's email to all of our neighborhoods. We will show up on August 8 and continue to voice our opinions. Nicky will send and encourage homeowners to attend the August 8 next meeting.

### **2. Homes recently sold.**

498 Emerald Trace and 57 Creekstone closing this month. Do not give any closing information until the closing attorneys give you all of the information needed. Board agrees that we need to be directly in communication with all renters in the neighborhood.

- Name of Buyer
- Email & Phone number

Nicky updates all spreadsheets and email lists for the HOA.

### **3. Aggressive dog in a rental house at 1031 Chad's Ridge.**

Renters next to Adrene let the dog run loose. Dog is aggressive and is allowed to walk without a leash. Ronnie has notified them and let them know they can't let the dog run loose in the neighborhood. Animal control has been called but has not caught the dog without a leash. Nicky will notify the property management tomorrow. The board is concerned about the safety of the neighbors.

Proposed process for holding homeowners responsible for controlling animals:

1. Verbal Warning
2. Written Warning – next time will be fined.
3. Written Warning and Fine - \$250

Board voted unanimously to approve this action. It will be added to our By Laws.

Melissa will draft a form letter for HOA Board to use.

### **4. Board will review By Laws and discuss updates at the next meeting.**

Considerations for By Law Updates:

- Management/Owner should be required to provide a lease and renter contact info to the HOA.
- Could require management companies to provide a yearly lawn care contract.
- Solar Panel guidelines.
- Animal Control warning and fine process.

### **5. Neighborhood Gathering.**

Should we consider a neighborhood gathering to meet each other? Yes, in the fall. We should discuss at the next meeting. Alford thinks his wife would be willing to help organize.

### **6. Neighborhood speed bumps.**

Annual meeting – homeowners asked us to poll the neighbors and find if possible. Nicky suggests including a ballot in the fall newsletter to ask homeowners to vote.

### **7. Entrances.**

Nicky will call to get large holly bushes trimmed at the front entrances.

### **8. Budget.**

Alford will provide a detailed update to Melissa so the board can get a mid-year report.

### **9. Next meeting August 2 at 7:30 pm.**