

Buckhead of Tallahassee – Homeowners Association
January 15, 2019
Board Meeting

Minutes

Call to Order – Shirley Kerns, President

The meeting was called to order by Shirley at 6:35 p.m. Board Members present included Sue Niewenhous, Ken Stafford, Jennifer Prather, Allison Harrell and Mary Woody.

Certification of Proxies – Jennifer Prather, Secretary

There were no proxies to be certified.

2019 Budget Discussion – Ken Stafford, Treasurer and Allison Harrell, Director

Ken and Allison provided an overview of the current budget.

Regarding the Welaunee Monitoring item, the Board decided to continue to utilize existing funds as needed for the upcoming budget year. The Board will reevaluate the issue midyear and, to the extent necessary, will notify the neighborhood of any proposals to adjust the budgeted amount.

A motion was made to adopt the budget as revised during discussion, and the motion was seconded and the motion was passed unanimously.

Increase in Dues – Shirley Kerns

The Board engaged in a general discussion of possibly increasing dues in the future. After much discussion, and consideration of existing funds available, action on this item was deferred until next year – no increase will take place at this time.

Welaunee and Northeast Gateway Update– Allison Harrell

Discussion of status report sent by Cari Roth, the HOA's lobbyist, and draft Auxiliary Planning Noise Study Scope (draft) from Autumn Calder, with Blueprint

IA. These materials document that activity in the NE Gateway study and related matters will ramp up in 2019. Everyone agreed that the HOA needs to remain engaged in this monitoring effort in order to effectively advocate for (or against) certain conditions potentially affecting our neighborhood. Allison will find out information about an upcoming public workshops to share with the Board for publication to the neighborhood.

Bexar Property – Shirley Kerns

General discussion took place regarding the December 20, 2018 letter on the Bexar property. This was informational as the Board has no active involvement in this issue at this time.

Conservation Lots in Buckhead (ownership) – Shirley Kerns

As a follow-up to the previously discussed issue of conservation areas and responsibility for fallen trees, Shirley confirmed with our HOA attorney and the City of Tallahassee that the Buckhead Homeowners Association does not own the conservation lots. Documentation of such will be retained in the HOA's official files.

Elections Preparation/Annual Meeting – All

The Board set a tentative date of February 6, 2019 for a workshop for neighbors who may be interested in running for Director during the next election.

The Board also set a date for the Annual Meeting on Tuesday, April 9. Sue will check with Joe Hannon to ask if his property may be used for the meeting. Ken will get the Annual Dues notices out with a due date of March 15.

Board Composition – All

A motion was made to increase the composition of the Board from six to seven Directors citing a desire to set the number of Directors at an odd number, rather than even; but to also limit the size to ensure full participation and regular attendance. A number of board members noted that in the past, larger boards had resulted in absences, lack of quorum and a lack of continuity of knowledge of the issues to be addressed. The action to reset the number of Directors to seven is authorized by the HOA Bylaws. The Board will solicit the interest of neighbors to run for the Board by email and posting on the Buckhead website. A workshop will be held to provide information to interested neighbors. Following discussion, the motion seconded and the motion was passed unanimously.

Insurance Renewals – Shirley Kerns

Shirley reported that both the Commercial General Liability coverage and the Front Entrance Sign property coverage had been renewed at the same or slightly lower premiums than last year. The renewal for the Surety/Employee Crime coverage comes up in February. The same or similar premium is expected.

Other Matters

None

Next Meeting Date

(See Elections Preparation/Annual Meeting issue above.)

Adjourn

The meeting adjourned at 8:39 p.m.