

**Adair Estates HOA Meeting
December 15, 2016
Meeting Minutes**

Attending: Dan and Melinda Marshburn, Stuart and Alida Silverman, Glen and Susan Stine, Joe and Carrie Conway, Niki Paris and Myron Kramer, Leon and Lainie Stolz, Corey Massey, and Steve Hall.

Proxies for Davey Bledsoe, Libby Cates/Hugh Kelley, and the Partletts went to Dan Marshburn.

Approval of Minutes: The minutes from the August 30, 2016 owners' meeting were approved.

Election of Officers: Owners unanimously approved the current slate of officers to serve another 1-year term.

Financials: See attached financial summary as of 12/15/16. This year, we experienced major budget overruns totaling \$6,641 that were covered through savings. We did not anticipate the tree/stump removal (\$3,000), additional painting costs (\$5,686), and improvements to the small courtyard (\$12,331). All of these funding decisions were made with HOA Board and HOA member approval. We saved on the gutters (\$1,500) and security lighting (\$1,300). We were not able to put \$4,500 toward reserves.

We currently have \$19,650 in checking and \$8,800 in savings (down from \$20,761 on 1/1/16).

Budget: We were better able to budget for 2017 and have included in the \$105,280.28 total a larger allocation for landscaping (\$5,400) as well as \$400/month to rebuild our savings. Dues are going up slightly for the year and will factor in the updated square footage for each unit based on our 2008 survey. The budget was unanimously approved provided that Glen Stine confirms the dues calculations are accurate.

Joe Conway made a motion for a special assessment in two payments (February 15 and August 15) to cover \$12,000 of the small courtyard improvement costs in order to bring our savings back to \$20,000. The motion was approved unanimously. Stuart will send a notice to all HOA owners to this effect.

Landscape Committee: Alida Silverman shared that the Landscape Committee is pleased with the results of the small courtyard project. Niki Paris noted that the improvements enhance the value of our property from a real estate perspective. This fall, the committee also took advantage of a Trees Atlanta project in partnership with the City of Atlanta that resulted in the planting of 6 new trees on the property (to replace the 4 trees lost over the last several years). The committee will meet again in January 2017 to prioritize landscape projects for the coming year with a focus on maintenance, stewardship, and mulching. They will also explore conducting a tree survey.

Google Fiber Damage Update: Glen Stine and Dan Marshburn have spent many hours dealing with the issues created by installation of the new Google fiber line. Google has assigned a landscape crew to perform remediation on our property. To date, Google's response to our complaints has been disappointing with poor communication and consistent delays in service. Corey Massey noted that we should all be vigilant about confronting folks who claim to be performing a service on our property that requires disturbing our landscaping.

Maintenance Issues: In general, owners need to take care of their own maintenance issues.

City of Atlanta Recycling Notice: Steve Hall has researched a notice received from the City of Atlanta that seems to require Adair Estates to meet a new “multifamily” recycling requirement. He does not believe the letter applies to us and will craft a response.

Concierge Update: Erin Gawrone may be moving in the next 5-6 months. Stuart is taking up a collection for her Christmas bonus.

Update on Corey Massey’s Unit: Corey claims that water is coming into her basement from the exterior of the mansion. She has had 8 contractors tour her property but has only been able to obtain one bid from Warrior Construx; she hopes to have a second bid soon. The Warrior Construx estimate totals \$29,500 to prevent continued water seepage and to repair the back and front bedrooms and office/closet in her basement. The estimate includes the following repairs to the mansion: tuck pointing sections where mortar has eroded, resloping of well walls, unclogging the front porch downspout and checking for seepage underground, and landscaping along the back of the building, among other items.

Susan Stine recalled that other owners have had similar issues in the past and paid for the repairs themselves. She wondered whether Corey’s issues were her own responsibility or if the HOA or mansion owners also shared responsibility.

Joe Conway noted that the HOA is required to obtain three bids from contractors for any proposed repairs and asked that Corey provide evidence to support her claim that water is seeping into her unit from the outside of the mansion. He asked why the \$11K+ awarded by State Farm for water damage caused by the collapsed gutter in December 2015 had not been spent to address these issues and questioned why the water seepage issues Corey is claiming only manifested after the gutter collapse if they were not related to that event.

Corey explained that she has waited to repair the interior of her basement until the full range of water seepage issues can be resolved. She is worried about waiting for a third bid given her difficulty to date in securing estimates and the frustration of not being able to occupy her basement floor. She is interested in getting the lowest bid possible. She has tried to keep the Adair Estate community informed about her water-related issues over the last year.

Steve Hall suggested engaging a forensic engineer to investigate the mansion from a structural standpoint and provide an objective assessment of needed repairs. He will find out the cost and share this information with mansion owners.

Alida Silverman noted that the mansion is in need of tuck pointing; an estimate was obtained several years ago from Chris Hamilton for roughly \$17K.

The Board will review the Adair Estate condo docs to determine whether responsibility for any required repairs rests with Corey, the mansion owners, and/or the HOA.

Other: Steve Hall will create a release form for Scott Boles to sign that will protect the HOA given Boles has no insurance and is unincorporated.

