

GATES AT BOULDERCREST UNIT OWNER'S ASSOCIATION  
ANNUAL MEETING MINUTES - Virtual Meeting  
December 8, 2021  
7:00pm-8:30pm

**Board of Directors**

President- (resigned in October)

Treasurer- Ryan

Secretary- Debbie

- I.      **Call to Order**
  
- II.     **Establish Quorum (49 required) – Quorum was NOT met**
  
- III.    **Review of 2021 / 2022 Expenses – November 30, 2021**
  - Operating Account \$958,285.74
  - Reserves Account \$224,773.82
  - Total Insurance Recoveries available is \$801,185.88.

*As of November 30, 2021, the delinquency rate is 12% with 20 homes holding a balance over 30 days. Association is FHA Certified through 2024.*

**IV.    Review of 2021 / 2022 Projects**

2021 Projects

- 1. Updated Rules-N-Regulations finalized – 1/29/2021
- 2. Retaining walls completed – 3/31/2021 – (cost \$57,647)
- 3. Fallen trees removed – 5/11/2021 – (cost \$3,700)
- 4. Arborist report received – 7/11/2021 – (cost \$550)
- 5. Gutter cleaning – October – (cost \$7,150)
- 6. 75 Popup drains Installed – 10/31/2021 – (cost \$5,737.50)
- 7. High and medium priority sod installed – 11/19/2021 – (cost \$38,750)
- 8. Tree removals delayed to 2022 due to scheduling issues with contractor – (approved \$57,505)
- 9. Sidewalk repairs postponed – TBD
- 10. Roof Insurance Claim delayed until 2022 due to waiting on construction permits to begin
- 11. Shutter and Flood Light repairs are scheduled the week of December 20<sup>th</sup>, 2021

## 2022 Projects

### 1. Roof Project –

1. Insurance estimate received – 11/2/2021 in the amount of \$1,404,223.73
  - i. All 45 Buildings affected in some manner
  - ii. Estimate is for standard 3-tab shingles (15 yr. lifespan)
  - iii. Upgrade from 5" to 6" Gutters and downspouts are included in the estimate, along with a few other items. Only 1 color will be used (White).
  - iv. Existing homes with Architectural shingles are Excluded from roof replacement due to resilience and newly installed, but may still have affected gutters or downspouts
2. Initial funds deposited into operating account – completed
3. Contractor, Parker Young, selected to perform work – completed
4. Contractor Q&A Discussion – 12/3/2021
  - i. Board is working with the contractor to upgrade everyone to Architectural shingles (25 yr. lifespan) in line with the 45 homes already completed since the last hail storm 2 years ago, this upgrade is not yet finalized.
  - ii. Only 1 shingle color option will be used for ALL affected homes. Color TBD based on availability at time of order placement.
  - iii. Waiting on Dekalb County constructions permits to start (1 permit per unit affected). Permits expected to take between 3 to 8 weeks approximately.
  - iv. After permits approved by Dekalb County, construction will begin approximately 2 weeks later once materials are delivered to the neighborhood
  - v. 3 Crews will be onsite to perform work, 1 or 2 leads will be onsite speaking English
  - vi. Each crew will work 1 building at a time (45 / 3 = approx. 15 weeks or less to complete, as some buildings will not take a full week to complete)
  - vii. They will have 1 port-a-potty for each building being worked (approx. 3 at a time)
  - viii. They will use small dumpsters (similar to existing roof replacements) due to tow weight
  - ix. PARKING will be affected for each building in process and will change weekly as they move around the neighborhood



2. Tree Removal Project – scheduled to begin 2/25/2022 and carry into Mid-March followed by stump removals as able to avoid utilities
3. Sod Installation – proceed with the Low priority list of address (tentatively April/May)
4. Drainage – get quotes and schedule next phase of the drainage repairs
5. Mailboxes – replace remaining 60 mailboxes (reached life expectancy and are rusting, doors falling off)
6. Sidewalk/Curb repairs – get updated quotes and schedule project

**V. GAB Real Estate Review – Tory Tucker**

1. Bradley (3/2.5) / Lennox (3/3) units are selling around \$280,000 range
2. Ansley (loft) units are selling around \$265,000 range
3. Shannon (2/2) units should be in the \$230,000-\$250,000 range

**VI. General Comments/Discussion**

1. Landscape vendor needs to do better with weed control
2. Community disappointed about the delayed pine straw installation
3. Community requested to see the addresses on the next round of sod list (file has been uploaded to website)
4. Community requested increased transparency on projects
5. General theme of “building community” and “community engagement”
6. Community requested outdated information on website to be updated

**VII. Candidates for 2022 Board Positions**

1. Self-Nominated prior to the annual meeting
  1. Darrell Hampton
  2. Morieka Johnson
  3. Ryan Lebo
  4. Larry Riley
  5. Tory Tucker
2. Nominated from the floor
  1. Andrea Terry (nominated by Kevin Richardson) – nomination was accepted
3. Community requested extension for election ballot return due to holidays
  - Ballots will be mailed out with a return **due date of Friday, January 7<sup>th</sup>, 5 pm.**
4. Community requested clarification on election eligibility.
  - Attorney is preparing a letter of clarification for the community. Will be included with the ballots when mailed.

**VIII. Adjourn**