



THE GATES AT BOULDERCREST UOA

2025 December 3rd MEETING MINUTES

I. MEETING DETAILS

- Date: 12-3-2025
- Time: 7:03 PM
- Location: Zoom

II. ATTENDEES

- President: Morieka Johnson
- Treasurer: Darrell Hampton
- Secretary: Ryan Lebo
- GAB Attorney: David Boy
- Homeowners: 55

III. ABSENCES

- AMG Property Manager: Kirk Aspegren

IV. CALL TO ORDER

- The President, Morieka Johnson, called the meeting to order, introduced the Board, and our Attorney, David Boy.

V. APPROVAL OF THE MINUTES FROM PRIOR MEETING

- No approval of minutes from prior meeting given

VI. FINANCIAL REPORT

- No financial review given at this meeting

VII. UNFINISHED BUSINESS

- NONE



VIII. NEW BUSINESS

- Purpose of the Meeting:
 - The Secretary read the stated purpose for the Special Meeting as specified in the petition for a special meeting.
 - Petition to Call a Special Meeting of the Homeowners Association
 - We, the undersigned members of The Gates at Bouldercrest Homeowners Association, pursuant to the governing documents and applicable state statutes, hereby request that the Board of Directors schedule a Special Meeting of the Homeowners Association. The purpose of this meeting is to address pressing community concerns that require timely discussion and resolution, including but not limited to Community Parking, and mis-management from the current Board.
 - This petition is submitted in accordance with the requirements outlined in the HOA bylaws, and we respectfully ask that the Board provide notice and arrange the meeting within the time frame specified by our governing documents.
- **How we got here:** GAB received 2 citations from Dekalb County in 2022.
- The Board presented before (2-sided parking) and after (1 sided parking) photos
- The Board discussed liability and shared cost impact
- David Boy explained 3 issues:
 - **1 – CITATION** – this is a criminal offence
 - **2 – FAILURE TO ENFORCE** – the citation was issued due to failure to enforce the existing covenants regarding “no street parking” due to the streets not meeting proper county code for width required to support parallel parking on the street.
 - Code requires 20 feet for emergency vehicles, and 8 feet for parallel parking, but our streets are only 23.5 feet wide. Thus, No Street Parking is allowed.
 - **3 – LIABILITY** – any fines, penalties, lawsuits, etc... are a shared expense for all 167 units of the condominium association.
- The Secretary described how just recently Gates Drive was blocked by a fire truck and vehicles parked on the streets. Homeowners, complained on Facebook they could not enter nor exit the community during this emergency, as we only have 1 way in/out. We did not have any documentation of the vehicles parked on the street on file, and were unable to reach out to the vehicle owner to move the vehicle. The street remained blocked until the fire truck left the community.
- The President described 4 common issues regarding parking on the street
 - 1 – Units have more vehicles than can fit in the garage or driveway, or purchase vehicles too large to fit in the garage.
 - 2 – Units have garages which are packed full or the unit has converted the garage into living space such as a home gym preventing vehicles from parking in the garage. *(This is a violation of the covenants)*
 - 3 – Units refuse to park in their garage and/or driveway, and prefer to park on the street. *(This is a violation of the covenants)*
 - 4 – Vehicles sometimes park over the white line and block mail boxes.
- The Treasurer covered the Parking Attendant tool simplicity and provided examples.
- The President discussed data access, which is limited to the software and accessible only by the Board.



- The President reviewed the revised FAQ file with the community.
- The President re-iterated that **parking in the garage or driveway for residents is FREE**, and **Guest parking is also FREE**. Only those who apply for a special permit will pay a fee, now reduced to \$50/month.
- There are NO LIMITS for the number of guests.
- **Implementation is now delayed until January 5th, 2026.**
- **Reminder to register ALL VEHICLES by 1-5-2026.**

IX. OPEN COMMENT

- Open discussion:
 - Patrick O'Haley:
 - Appreciates the updated response from the Board, but still is not satisfied with guest registration. "Too much bother for guests."
 - Suggested using paper signs in car dashboards for guests
 - To include unit address
 - Recommended set guidelines from the Parking Committee
 - Suggested that all solutions be presented to the Community
 - Complained about Nominations.
 - Jen Smith:
 - Is thankful to the Board of Directors and the Attorney.
 - Stated that solutions cannot be equitable due to different size driveways for various units. Each unit is not the same size.
 - Feels like Dekalb County is targeting GAB.
 - Doesn't understand who is complaining.
 - Stated that Dekalb signed off on GAB streets when built, so why an issue now?
 - Stated that performing the "car swap" is unacceptable for units with disabled individuals citing the Fair Housing Act
 - Suggested that we limit the number of vehicles that NEW residents moving into the community can have.
 - Asked about why the need to re-register multiple times.
 - Attorney, David Boy, responded to the above questions.
 - Darrell Washington:
 - Asked if we could sue Dekalb County?
 - Madison Hope Page:
 - Was concerned about home healthcare registration.
 - Suggested we pave the old dog park for additional community parking.
 - Is concerned about \$200,000 in spending. Asked for clarification of project spending. *(The Board will present the project review at the Annual Meeting on 12/16/25)*
 - Deanna Jones:



- Asked if we've received any citations since 2022? (*Answer = NO*)
- Asked if we're running out of parking spaces? (*Answer = We have a finite number, and Dekalb County stated that a majority must be for guests*)
- Stated that the Board is well intentioned, but thinks additional parking enforcement is going too far. (*Dekalb County is requiring the Board to enforce No Street Parking within the limitations defined in the covenants and Rules & Regulations*)
- Scott Parent:
 - The Board are our neighbors. Understands the difficulty to enforce. Refers back to the 4 stated issues.
 - Prefers not to do the "car swap dance".
 - Wants to park on the street anytime felt like it.
 - Finds hosting parties "impossible".
 - Has 3 points:
 - 1 – Homeowner quality of life should trump our covenants.
 - 2 – Minimize liability, but don't over mitigate.
 - 3 – Minimize car damage from vehicles parked on the street.
 - Has 2 proposals:
 - 1 – Stay all parking solutions until approved by the Parking Committee. (*The President noted that the Parking Committee had disbanded and asked for additional volunteers. Only Mr. Parent offered to discuss alternatives and met with the Board afterwards*).
 - 2 – Proposed changing the covenants to allow everyone to park on the street anytime they want. (*GAB Attorney, David Boy, noted that this option creates LIABILITY RISK TO THE COMMUNITY for emergency vehicles to access all units in a timely manner*).
 - Stated that the status quo is okay, and if there are no problems why do we need to change? (*Dekalb County is requiring an enforcement plan which aligns with our covenants*).
 - Asked the Board to commit to allow residents to park on the street. (*The Board action aligns with the amended parking language*).

X. ADJOURNMENT

- Meeting was adjourned at 8:18 pm