

Peachtree Lane Improvement  
Open Board Meeting Minutes  
January 22, 2024 @ 5:30 p.m.  
Via Zoom Video Conference

Board members present:

Alan Lefcourt -	President
Doug Howard -	Vice President
Meredith Orr -	Secretary
Kyle Hamilton -	Treasurer
Greg Price -	Director

Management representative: Renee Gordon, MHRM  
Philip Gauthier

Call to Order:

Meeting was called to order at 5:30 p.m.

Approval of August 28, 2023 Open meeting minutes:

- Greg - motioned to approve the meeting minutes as written.
- Alan - seconded the motion
- Motion passed unanimously

Guest Speakers AEL Roofing owner Armando:

- Project to be completed in phases over 2yr period. Three (3) buildings for first phase. AEL will memorialize in writing, verbal agreement to honor current pricing over duration of entire project.
- Parapets will be repaired and sealed with acrylic product due to metal flashing and for safety.
- Flat sections will be re-coated with non water based Silicone product. Low valleys will be built up as necessary. Blisters will be removed, polyester mesh applied for the repair and Silicone coating applied. Finish product will be (Pure White).
- Tile sections will have underlayment replaced with (TU43 SBS). Battens are not called for in the proposal. Battens create weak zones in ceramic tile if contractors access and walk on tile sections.

Financial and Mgmt. Report:

- As of year ending in 2023 there was no delinquencies.
- (1) Additional month of transfer into reserve was completed in 2023.
- Slightly over budget in 2023 due to unforeseen roof leaks and Board approved plant installations.
- The budget for 2024 should ensure no special assessments to complete upcoming projects.

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Old Business:

- Elan recommends a 6 mo. CD at 5%. Doug estimates \$75K can be put into a (6) month CD, Doug believes this decision can be completed via email vote.
- Discussion of reserve funding and amounts necessary to meet obligations of repair/replacement of infrastructure. Elan indicated, based on RDA the proper funding of the reserve is \$32,206.00 and the HOA is contributing \$35,926.00 per the 2024 budget.
- Discussion of pool equipment enclosure and pool equipment replacement continued. Alan discussed differences in proposals. Elan will obtain clarification on (2) items. All bids will be reviewed and discussed in open meetings prior to any actions being taken.
- Driveways will be seal coated / repaired in (2) phases to help mitigate displaced owners who will not have access to their respective driveways. Project information will be distributed to all owners in advance of the project.
  - **SEALCOAT** -
    - Monday: March 4, 2024
    - Wednesday: March 6, 2024
  - **PARKING STRIPING** -
    - Tuesday: March 5, 2024
    - Thursday: March 7, 2024

New Business:

- New plantings will occur in areas where old plants died. New plantings need to be of proper type and species based on: Sun exposure, irrigation needs and heartiness.
- Pauline Sieverding and Karen Smith want to set up a committee to determine the best location and structure for a “Little Library”. Doug believes a committee isn’t necessary and the “Little Library” creates more long term management and maintenance needs. Doug also thinks the HOA shouldn’t be responsible for covering the costs of this project.
  
- Board has directed Elan to email survey blast to owners to determine: Desire for having a “Little Library” and if they want to be on a little library committee. Elan will report back at the next meeting.

Adjournment:

There being no further matters to discuss, Doug motioned to adjourn the meeting. Greg seconded the motion. Meeting was unanimously adjourned at 6:37 p.m.