

Conyers Callaway Community Meeting

Meeting Minutes

Wednesday, August 28, 2024, 7:30 P.M

Zoom

Present Members: Roger Mforneh, Yvonne Duncan, Carl Henry, Palestine Johnson, 21 total homeowners present.

1. **Call to Order:** Vice President Palestine Johnson called the meeting to order at 7:40 p.m. and reminded all community members that the purpose of the meeting is to discuss tabled community matters. She gave a hearty welcome to all the new homeowners and then she proceeded to discuss the tabled items.
2. **Parking on the streets-** parking on the streets is prohibited. Homeowners must use their designated parking spots starting now. Emergency vehicles, maintenance vehicles, School buses, Postal vehicles and fire trucks must have unobstructed access to the community. Notices were issued and in person conversations were held. Enforcement with go into effect within 30 days.
3. **Sprinkler system inspection schedule/boxes-**the fire boxes and sprinkler system will be inspected the third week of September to comply with the city code. Each townhome is required to have someone over the age of 18 present during the inspection process. If the homeowner or the representative is unable to be present during the assigned block inspection, all units within the block will be rescheduled and the rescheduled charges will be assessed to the unit that was unavailable. The tentative date to begin the sprinkler system/fire box inspection is September 18 &19, 2024. The HOA Board is responsible for the sprinkler risers.
4. **Budget-** The monies collected from HOA assessments are used to support various community expenses including lawn services and upkeep, utilities, termite control, management fees, insurance, fixed water leaks in the community and attorney fees. The cost of doing business has increased significantly which makes it very difficult for the HOA to meet the monthly expenses for the community. Also, the Board needs to add money to the reserve account for unexpected repairs. Starting January 1, 2025, the Board will increase the quarterly assessments to \$300.
5. **Special Assessment-** The HOA will implement the \$100 special assessment in October. The special assessment is assessed to each unit as outlined in **Article 4 Section 4** of

the Covenant. The Board will be using the special assessment to clear the land behind unit 120-217 Odyssey.

6. **Adjournment-** There being no further business to come before the meeting, upon motion duly made, and seconded and unanimously carried, the meeting adjourned at 8:25 p.m.