

Communities of Chastain Glen
HOA Board of Directors
Meeting Minutes
April 15, 2021

Present: Steve Kremer, Biraj Dhakal, Jo Ann Bachman, John Markendorf, Jennifer Mortimer, Scott Mazur, Alex Berger (via phone), and Ashish Parikh
The meeting was called to order at 6:45pm.

Old Business:

- Update from Alex on bids for to seed grass – remove weeds – level the soil at the Glen Lake. Alex updated the Board about her discussion with Tony Reynolds of Atlanta Landscape Group about seeding the grass at the Glen Lake. Alex stated that Tony recommended to her, that be delayed until the Fall, because that is the optimal time of year for the grass seed to germinate and take root. He recommended instead that some of the funds allocated to that project be used on landscaping improvements at the Glen entrance. He proposed: removal of dead struggling plants/shrubs, haul debris away, prep/add soil conditioner and fertilizer along with 24 – 3 gallon sunshine Ligustrum's , miscanthus grasses and a 12 bales of pine straw. \$2,980.00 - for both sides of entrance. Alex will work to get Board approval in order for this work to begin.
- On Apr 12th the board voted unanimously on SLACK to approve using Atlanta Landscape Group to work on a juniper cleanup around the pool area and entrance to the pool. Last month Jo Ann and Steve did some cleanup at the entrance of Glen and Enclave.
- On Mar 28th the board voted unanimously on SLACK to approve the pressure washing of the following:
 - Pressure Wash both pools
 - Sidewalks in front of pools
 - All furniture (no need to pay cleaning company this year)
 - All Benches
 - White fence wood posts
 - Canopy overhang by bathrooms
 - Bid was awarded to Miguel MZ Quality
- On Apr 7th the board voted unanimously on SLACK to approve switch landscape companies from McCollum to Atlanta Landscape Group.
- Pools areas and furniture were pressure washed
- Committee Lead Members Assigned
 - Cameras and Pool Card Reader System – Biraj / Steve backup (training has started)
 - Enclave Pool and Tennis Court – Ashish / John backup
 - Glen Pool and Pavilion – Scott / Steve backup
 - Landscape, Flowers, and Mulch - Jo Ann / Steve Backup
 - New Resident Welcome and Yard of the Month – Alex / Jo Ann Backup
 - ACC – Alex, Scott, Steve

- Events - garage sale, other Community events (Covid-permitted) Alex / Jo Ann backup

New Business:

- Obtaining a quote to fix the bathrooms at the Glen Pool before opening update – Ashish / Scott
This is in progress and quotes will be reviewed by Ashish and Scott before seeking formal Board approval.
- Switching to a new Landscape Company update – Jo Ann
The Board approved changing landscape companies to Atlanta Landscaping Group. They will begin work in the community next month, after the 30 days' notice to our current landscaping company expires. We look forward to the ideas already posited by ALG in the lead up to their start!

Other Business:

- JoAnn made a motion to adhere to CDC Social Distancing recommendations at the pools by limiting the number of tables to 5, and 20-25 chairs at each location. Ashish seconded the motion. The Board conducted a vote to approve JoAnn's motion, but the vote was 5 to 2 against, with JoAnn and Ashish being the 2 to vote for approval.
- The Board approved opening the Enclave and Glen pools on Saturday, May 15th, and extending the pool hours at each location to be from 8:00am to 9:00pm.
- The cost for lost or additional replacement pool access cards will be \$50.00. Resident's pool cards will be activated May 1st if all fees have been paid. For those who pay after May 1st, there is a \$10 late activation fee and cards will be activated within one week from date of payment.
- Steve made a motion for the Board to grant approval for himself, Scott, and Alex to approve all Architectural Change Committee requests on behalf of the entire Board. Ashish seconded the motion. The Board voted unanimously to approve the request..
- Steve also made a motion for the Board to grant approval for Committee Head Spending up to \$500 directly with Jennifer Mortimer at CMA in order to streamline the approval process for repairs or other sanctioned petty needs. Scott seconded the motion. The Board voted unanimously to approve this.
- Scott has volunteered to seek a cost-efficient way for the Board to either simulcast or provide dial-in options for in-person Board meetings both for general member participation, as well as an alternative for Board members who are unable to attend meetings in person. He will work with some of the other tech-savvy members to find a solution and report their findings back to the Board at May's meeting.

Next meeting: May 20th, 2021