



Agenda

Tributary at New Manchester HOA

Public Meeting-Virtual only

6:00 PM-Thursday March 14, 2024

Tributary Tennis Center, 1651 Riverside Parkway, Lithia Springs, Ga 30122

Board Members

- President-Vicki Potter
- Vice President- Terrance Maze
- Treasurer-Chandra Winford- **ABSENT**
- Secretary-Jeanette Phillips-**LATE 5 MIN**
- Board Member 1- Fielder Roberts
- Board Member 2- Kamilah Henry
- Board Member 3- Mario Cooper

A. Call to Order (1 Min)

- President-Vicki Potter
- OPEN SESSION CALLED TO ORDER @ 6:07PM**

B. Announcements/Presentations (5 Min)

- A. Architectural & Resident ledger Hearings-None
- B. Other Business-None

C. Approval of Meeting Minutes (5 Min)

- A. Minutes from February 8, 2024 HOA Executive Session
 - a. **KAMILAH HENRY MOTION TO APPROVE**
 - b. **TERRANCE MAZE – 2ND**
 - c. **MINUTES APPROVED UNANIMOUSLY**

D. Events - Chair Terrance Maze, Vice Chair Kamilah Henry (10 Min)

- A. Newsletter-Sent through Triblife
 - a. **Resident Social 3.16.24**
 - b. **Easter Egg Hunt – Saturday, March 30, 2024**
 - i. **Prefilled eggs can be dropped off at the VAC by Friday**

***MEETING PAUSED DUE TO WEBEX AUDIO GLITCH- RESTARTED AT 6:27PM**

- B. Events submitted by concerned residents-See attached
- C. Other business

E. Violations - Chair Mario Cooper, Vice Chair Jeanette Phillips (10 Min)

- A. Violation report from 2.1 to 2.29 sent to Chairs
- B. Action for fines & Violations

- a. SUGGESTION TO IMPLEMENT FINES FOR LOOSE DOGS AND OWNER'S CAUGHT NOT CLEANING UP THEIR PET'S WASTE
- b. DUMPING AT RBX CONTINUES TO BE A PROBLEM
- c. Other business

F. Technology & Communication - Chair Fielder Roberts, Vice Terrance Maze (10 Min)

- A. Hotwire
 - a. Outage resolution. Credit-263 accounts in Riverbanks credited \$26.25.
- B. Update Triblife with new HOA board members & Alliance Trustees- **FIELDER WILL BE WORKING ON UPDATING THE INFORMATION FOR THE BOARD MEMBER CONTACTS AND CLEARING OUT ANY OLD MESSAGES AND PICTURES ASSOCIATED WITH PREVIOUS BOARD MEMBERS**

G. Townhomes-Chair Jeanette Phillips, Vice Chair Chandra Winford (5 Min)

- A. Quarterly meeting-2/28/24
- B. Deck replacement
- C. Painting
 - a. Mancunian Way West- Rear only, no decks, incl garage doors-\$9,364.50. Weather delays
 - b. Add trim painting on the front of the building. Increased to \$17,262.36-See photo
 - c. **CHANDRA, FIELDER AND JEANETTE NEED TO MEET TO DISCUSS THE OPTIONS. I PROPOSE PAINTING THE FRONT OF THE TOWN HOMES AND PUSHING THE PAINTING OF THE BACK TO ANOTHER TIME**
 - d. **STEVE TO GET A MOCK UP FROM THE VENDOR FOR NUMBERS TO PUT ON THE TOWNHOMES TO IDENTIFY EACH UNIT. THE MOCKUP WILL SHOW OPTIONS OF WHERE TO PLACE THE NUMBERS. HOA WILL ORDER THE NUMBERS AND THE RESIDENT'S WILL INSTALL THEM.**
 - e. **DR HORTON IS PLANNING TO ADD SIDEWALKS IN FROM OF THE EMPTY LOTS ON CORNER OF FOUNDERS AND ASHTON OLD IN THE NEXT MONTH**
 - f. **PRESSURE WASHING IN FRONT OF TOWNHOMES IS NEEDED**
 - g. **STEVE TO WORK WITH THE LYNCH'S TO GET THEIR ISSUE WITH THE WINDOWS AND BAD FRAMING REPAIRED ASAP. THE HOA WILL COVER THE COST**
 - h. **SONYA ALSO REPORTED THAT THE EXTERIOR HOLE ON THE OUTSIDE STRUCTURE THAT WAS APPLIED TO SEAL THE HOLE HAS CAUSED ANOTHER HOLE AND HAS DETACHED FROM THE EXTERIOR WALL.**

H. Architectural Control-Chair Kamilah Henry, Vice Chair Vicki Potter (5 Min)

- A. DR Horton has commenced construction in C-2A-Paying HOA vacant lot dues
 - a. 3 sales end of February
 - b. 3-4 sales planned by end of March and every month thereafter
- B. Covenant Change Committee-Jeanette
 - a. Rentals
- C. Other covenants-Clarity-New committee
- D. Other Business

I. Operations-Chair Vicki Potter, Vice Chair Mario Cooper (30 Min)

- A. 2024/2025 Major Reserve items anticipated
 - a. See Spread sheet
- B. Riverbanks Playground equipment-Virtual call with Christina Daigre & Keira Davis
 - a. Proposed survey
- C. Re-registration plan for community access to activity centers
- D. Committee Sign up-**18 RESPONSES AS OF 3.14.24- VICKI TO SEND OUT ANOTHER ROUND OF REQUESTS**

J. Treasure Update-Chandra Winford/Fielder Roberts (30 Min)

- A. December 31, 2023 Financials-year end
 - a. Send out updated spread sheet from Power Point now that year end totals are complete
- B. AR report ending 1.31.24

- C. Disconnect list as of 1.31.24
- D. Tax appeals -All appeals granted except for 2 lots
- E. Pay plan agreement
- F. Payment Plan Policy Update

a. FIELDER RECEIVED FEEDBACK FROM THE HOA ATTORNEY'S ON THE PAYMENT PLAN POLICY

OPEN SESSION ENDED @7:07PM

K. Future Meeting Dates (1 Min)

- A. Meeting Dates
 - a. April 11th Executive Work Session
 - b. May 9th Executive Work Session
 - c. June 13th Community Meeting
 - d. July 11th Executive Work Session
 - e. August 8th Executive Work Session
 - f. September 12th Community Meeting
 - g. October 10th Executive Work Session
 - h. November 14th Executive Work Session
 - i. December 12th-Annual meeting

CLOSED SESSION ENDED @ 8:00PM