



Agenda-DRAFT

Tributary at New Manchester HOA

Public Meeting-Virtual only

6:00 PM-Thursday April 11, 2024

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

Board Members

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

A. Call to Order (1 Min)

President-Vicki Potter

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 March 14, 2024 HOA Executive Session

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

- A. Event Newsletters-Sent through Triblife monthly by DJ
- B. Events submitted by concerned residents-Review
- C. Upcoming events
- D. Other business

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

- A. Violation report from 3.1.24 to 3.31.24
 - a. Major concerns with how violations are being/or not noted.
 - b. Steve or ride with inspector last week of April
- B. Squatter-Dover Street
- C. Gravel in lieu of ground cover or turf
- D. Other business

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

- A. Hotwire
 - a. Requested they paint the head end building and replace the stone piers.
 - b. Update requested on redundancy to Riverbanks
- B. Update Triblife with new HOA board members & Alliance Trustees
- C. Resident registration forms

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

- A. Quarterly meeting-5/29/24
- B. Deck replacement-Complete
- 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
- D. Roof replacement all buildings needed now.
- E. Trim repairs on pending sale-Ashton Old road
 - a. Requested letter from resident
- F. Minor repairs and landscaping still on list-[Print list](#)
- G. Addresses on front of units-Review Extreme Images proposal
- H. Pressure wash end of the month-Ashton Old & Founder's Way
- I. Other business

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 March, 4 more by end of April
 - b. All houses to be started by end of this month.
- B. Rental Covenant Change Committee-Jeanette
- 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. Ice machine
- B. Riverbanks Playground equipment-Virtual call with Christina Daire & Keira Davis
 - a. Proposed survey
- C. Re-registration plan
 - a. Deadline 4.30.24
 - b. Issue pool bands to registered residents only
- D. Committee Sign up
- E. Street tree pruning-Exceed budget
- F. Park of Commerce landscaping to be complete by end of month. CTS to commence when complete
- G. Irrigation repairs exceed budget
- H. Social Park arbor
- I. Pressure washing-VAC, RAC, TC, Social Park, Detention pond on Devonshire-End of the month

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

- A. Financial thru end of February
 - a. Send out updated spread sheet from Power Point now that year end totals are complete
- B. AR report ending 3.31.24
- C. Disconnect list as of 3.31.24
- D. Tax appeals -All appeals granted except for 2 lots-Refund issued
- E. Audit of financials-Waiting on additional proposals-Much cheaper
- F. Pay plan agreement-Coulter & Sierra

K. Future Meeting Dates (1 Min)

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