

**CLHOA Board of Directors  
Proposed Board Meeting  
October 21, 2007**

The Board of Directors had called an open Board meeting on October 21, 2007. Due to having to go out of time for family reasons, Marcella Dew, ACC Chair stated she didn't think she could be back in time for the meeting. The Board meeting was subsequently cancelled. Ms. Dew did end up making it back in time for the meeting but it was thought that no Board meeting was taking place so no documents were prepared. The Board had arranged for Nancy Harris & Jim Johnson, Mayoral Candidates and Greg Whitlock & Maxine Garner, City Council Candidates to speak to the residents. No Board meeting took place but a few residents asked to have questions answered and the Board consented. The following serves as informal notes taken at the gathering of Chattahoochee Landing residents.

The President welcomed and introduced our guests to the residents.

Our first speaker, Maxine Garner, was not present and wasn't able to make the meeting.

Greg Whitlock addressed the residents with his vision for Duluth.

Nancy Harris & Jim Johnson then introduced themselves and their platforms as well.

Question & Answer session with the Candidates

One resident, Jean Harris, stopped the Candidates and asked how much longer the proceedings would last. The Candidates graciously finished up. There were a few residents who demanded to speak with the Board. Residents present at the meeting were:

John & Cindy Bill – 4064 Berwick Farm Drive  
Jean Harris – 4044 Berwick Farm Drive  
Kim Belloni – 3410 Berwick South Drive  
Mr. & Mrs. Dillard Hillman – 4040 River Green Parkway  
Sandra Noguez – 4019 Berwick Farm Drive  
Alex & Lauren Bruce – 3435 Berwick South Drive  
Robert & Mary King – 4179 Berwick Farm Drive  
Bill Green & Michael Mitchum – 4105 River Green Parkway  
Linda Suddoth – 4159 Berwick Farm Drive

Board Members in Attendance:

Brittany Vincente, David Suddoth, Marcella Dew

Mr. Mitchum expressed that he had concerns over the newsletters being taped to residents doors because he felt that there was a potential for damage. The President stated that this practice had been cleared with an attorney and that the Board used blue painter's tape that

was designed not to leave residue or damage the paint. The President stated that Mr. Mitchum could choose to receive his newsletter via email if he chose to do so. Others appeared to agree with Mr. Mitchum – including Mr. & Mrs. Bill, Mrs. Harris, and Mrs. Belloni.

Mr. Mitchum also expressed concerns that the front entrance did not look good due to weeds and dying plants – he stated that he had gone down and sprayed weed killer in that area. The President requested that he not enter onto that area without Board permission. She expressed that she had consulted landscapers and that they had recommended not spraying weed killer in that area due to lack of drainage and that the weed killer could harm the soil due to that lack of drainage. The Board stated that there was a reason that the front entrance had not been improved and looked bad. The former board had missed spring planting so the plants were not suited for the climate. There was a drought at the time and the plants were already diseased. The Board had consulted professionals and they said we should try to hold out until at least October for fall planting because the weather at that time was appropriate for new plants. The Board stated they were working on a plan for that area that would eliminate the grass and the need for chemicals due to the Bermuda grass.

Ms. Belloni asked the Board not to move forward with the improvements to the median area. She stated that it wasn't the HOA's land and therefore we shouldn't spend any money on the area. The President stated that the HOA already spends ongoing money for that area due to the grass cutting and plants at the front. In addition, that is where our sign is located and there was past precedent showing that the HOA had always maintained that area including the improvements that were made in the past including the sign. In addition, the President stated that she thought there was some agreement or easement stating that the HOA would maintain that area. Mrs. Harris stated she had offered months ago to plant flowers in that area. The President responded that the Board was never contacted about her wish to help with front entrance improvements and that the only intent to volunteer that the President was aware of was the months at the time when Mrs. Harris was on the Board that she repeatedly said she would go plant flowers there. Ms. Belloni said that she felt it was a violation of the covenants to move forward with such a plan and asked for a vote of the residents on the issue. The President said that a vote of the residents was not required, that again it was past precedent, and the Board had full rights to improve the area and if it was true that it was a violation of the covenants then why was the practice started in the first place and if we are already paying for the area to be maintained then what is the difference between the two.

Ms. Belloni expressed that she had asked in the past for the No Soliciting sign in the Board's possession to be installed in the median area that was in question above. The President responded that the Board was going to plan improvements to the area all at the same time and that we would ask our landscaper his opinion of placing it in the median because of the concern of the shallow dirt and lack of drainage in that area.

Mrs. Bill questioned spending money on the Potluck Block Party. Mrs. Belloni asked for a breakout of how much the party cost. The President said she would forward the

appropriate financial reports to Mrs. Belloni after they were prepared. In addition, the President noted that many neighborhoods have parties and that it is a perfectly justifiable expense that many neighborhoods do to encourage a community feel in their neighborhoods.

Mrs. Belloni expressed that she felt 5 people should be serving on the Board instead of three and that she had offered to serve on the Board. The Board responded that there was a couple people who were interested in serving before she expressed interest and that the Board wanted to bring two additional members on Board so there was an even number for voting reasons.

Mr. Bill said he felt that there was animosity in the neighborhood and accused the Board of causing it. The President responded that the Board has no animosity toward any person in the neighborhood and that the Board's job is to serve all those in the neighborhood and we welcome the participation of everyone. Linda Suddoth, a resident responded to Mr. Bill's statement and stated that she had seen animosity coming from him – that she hadn't even met him and the first time she did he was extremely antagonistic towards her and those in her company.

The residents of the neighborhood left with the exception of Linda Suddoth and Sandy Noguez. The Board briefly discussed the evening and discussed the complaint that there were not five Board members. All the Board members agreed that per legal counsel it was perfectly legal to have 3 Board members as the Bylaws state that the Board may have between 3-7 members and that it has looked for legitimate additional board members without luck. All members agreed to wait until 2008 elections to bring on more Board members.