

THE GATES AT BOULDERCREST UOA

2024 APRIL MEETING MINUTES

I. MEETING DETAILS

President: Morieka Johnson
Treasurer: Darrell Hampton
Secretary: Ryan Lebo

Date: 4-16-2024
Time: 7:00 PM
Location: Zoom

II. ATTENDEES

President: Morieka Johnson
Treasurer: Darrell Hampton
Secretary: Ryan Lebo
Various Residents: 19

III. ABSENCES

None

IV. CALL TO ORDER

- The President, Morieka Johnson, called the meeting to order.
- The President, Morieka Johnson, introduced the Board of Directors and the Property Manager.

V. REPORTS

- Project Report
 - The Landscape Chairperson, Ryan Lebo, reviewed the projects currently in work for 2024.
 - The high priority Retaining Walls have been completed.
 - The high priority Drainage project is about half way completed due to several rain delays. Multiple driveway repairs are still needed to replace concrete removed to install new drainage pipes.
 - The remaining 60 mailboxes to be replaced and repairs to the message board are being quoted and a schedule will follow.
 - Street seal coating quote has been received and tentative to be scheduled sometime later this summer. Fire Lanes will be repainted after the pending street repairs.

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VI. OLD BUSINESS

- President, Morieka Johnson, provided several updates:
 - Parking:
 - Street parking is prohibited per the covenants.
 - Street parking has caused mail delivery and emergency access issues.
 - Community is at risk of being fined by Dekalb County for non-compliance.
 - Select limited street parking proposal is still under review by Dekalb County. If approved by the county, it will still require a vote from the Association membership and need 111 votes to pass. If denied, the community still needs to find alternate solutions such as adding a parking lot, as well as enforcement of the existing approved no street parking.
 - Gate System:
 - The Board is reviewing the Call Box access list for the community. There are still people in the call box who have sold their properties and move out of the neighborhood. The extra names slow down scrolling for guests and are being reviewed to purge old information. Residents will need to verify occupancy and that lease information is on file for rental units. Those who do not have a gate fob will be required to procure one (\$40 each), as any unit with gates codes will be removed since we no longer use gate codes for access.

VII. NEW BUSINESS

- There have been several recent vehicle break-ins around the community. Residents need to keep vehicles locked, free of all valuables. Residents are also asked to file police reports as necessary and to email all security footage of suspects to Captain Williams at pewilliams@dekalbcountaga.gov and copy the Board at gabboard@thegatesatbouldercrest.com
- Beacon has a new Vantaca payment system coming online to replace PayLease.
- Dumpsters are coming 5/6 through 5/20 to clean out garages and storage sheds.
- Spring Yard Sale is scheduled for Saturday, May 18th, 7 am – 3 pm.

VIII. OPEN COMMENT

- Resident, 1485 GC requested clarification on satellite dish violation.
- Resident, 1504 GC inquired about detention pond cleaning.
 - The landscape vendor will cutback the detention ponds during the growing season approximately 3 times during the summer in May, July, and September.

IX. ADJOURNMENT

Meeting was adjourned