

# THE GATES AT BOULDERCREST UOA

## 2024 JUNE MEETING MINUTES

### I. MEETING DETAILS

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

Date: 6-18-2024  
Time: 7:00 PM  
Location: Zoom

### II. ATTENDEES

President: Morieka Johnson  
Treasurer: Darrell Hampton  
Secretary: Ryan Lebo  
Various Residents: 86

### 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 Guest Speaker, David Boy, GAB UOA Attorney.

### 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 has been completed and sod has been installed. Affected residents are asked to keep the new sod watered for the next several weeks per the instructions provided with the sprinklers delivered to each affected unit.
    - 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 fall. Fire Lanes will be repainted after the pending street repairs.

# THE GATES AT BOULDERCREST UOA

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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. Dekalb County has now requested the GAB UOA to submit a permit application for the proposed limited street parking. 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 working with Beacon to update the Call Box access list for the community. Many residents were accidentally purged during the cleanup effort. Residents will need to re-verify occupancy and that lease information is on file for rental units using the google link sent out by Beacon. 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

- None.

### VIII. OPEN COMMENT

- See attached meeting slide deck.

### IX. ADJOURNMENT

Meeting was adjourned



# **Gates at Bouldercrest**

June Unit Owners Meeting



# Agenda

- Call meeting to order
- Welcome, new residents
- Updates:
  - Parking
  - Drainage Project
  - Financial update
- Questions/Forum
- Adjournment



# Parking: Current state

- In May the Board sent a message saying that in 60 days, July 17, it would enforce our existing rule of no on-street parking.
- The Board also shared the existing language:

**Owners and Residents should park in their garage or driveway** and not on the streets or common driveways, which are part of the Association Property (Third Amendment, Article III, Section 10). Vehicles shall be parked in the garage first, and the driveway second. **Parking on the street shall not be permitted at any time, as this is a violation of Dekalb County Fire Code.** Violators will be warned and fined/towed in accordance with the governing documents, and Dekalb County laws and ordinances.

**Vehicles cannot block entrances or exits, driveways/access to individual homes, emergency stations, hydrants, or mailboxes,** or other areas determined by DeKalb County Law and governing documents.



# Parking: How we got here

- Covid led to increased car volume.
- In 2022, DeKalb did an inspection and found that we were in violation. DeKalb notified us we were at risk of being fined. There should be 20 feet of clearance.



## DeKalb County Fire Rescue Fire Inspection Report

### Inspection and Compliance Orders

**Name:** The Gates at Bouldercrest  
**Inspected By:** Magee, Jonathan  
**DCFR Inspection Number:**  
**Hansen**

**Current Date:** 02/10/2022 12:58  
**Address:** 1383GatesDriveGA,30316  
**Inspection Time:** 02/10/2022 13:45:19  
**Inspection Date:** 2/10/2022

### Violations

#### Violations

Violation Code	Days to Correct	Violation Details	Violation Status
503.2.1	30	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).	Violation Noted - Schedule Recheck
503.3	30	Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.	Violation Noted - Schedule Recheck

# Parking: How we got here

- After receiving notice from DeKalb, we asked the community to avoid on-street parking.
- In 2022, the Parking Committee (PC) created and submitted a proposal to DeKalb for limited on-street parking at alternating intervals.
- In 2022, the PC, Board, Community Attorney and Fire Marshall walked the community to review the proposal.
- We waited for a response from DeKalb.
- We hosted our annual spring clean and encouraged everyone to clear garages to make space for vehicles.
- In April of this year, DeKalb notified our community attorney that a permit was required to proceed with further review.



# Parking: How we got here

**David C. Boy, IV**

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**From:** Pruitt, Tony <tpruitt@dekalbcountyga.gov>  
**Sent:** Monday, April 29, 2024 3:05 PM  
**To:** David C. Boy, IV; Walker, Patrick G  
**Cc:** Raines, Keedra; Labbe, Larry; Permit Info; Turner, April  
**Subject:** RE: The Gates at Bouldercrest Unit Owners' Association, Inc.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Boy,  
Typically, a permit to review the fire site plan showing the location where "No Parking" signs are located is required. I have copied the permit manager and her staff to assist you with processing the permit application. Once the permit application has been processed, fees paid, and the review(s) generated, please contact me. You can visit the site: <https://www.dekalbcountyga.gov/planning-and-sustainability/e-permitting> for "Permits and Plans Review" information.

**Tony Pruitt**  
Building and Fire Plans Examiner  
Department of Planning and Sustainability





# Parking: How we got here

- We spoke to the community attorney. Adding limited on-street parking requires an amendment to our existing Declarations. An amendment requires a 2/3 vote of eligible unit owners.
- Additionally, on June 1, 2024, our postal carrier said that the USPO would discontinue mail delivery because we were not enforcing the existing no on-street parking rule. Board member Darrell Hampton notified her of the July 17 deadline. Currently, no mail will be delivered if a car blocks access.
- We also have had cars parked in the yellow and red zones. Cars in these zones will be towed.



# Parking: Next Steps

- We ask that you NOT park on the street, with enforcement after July 17.
- We ask that you register your vehicle(s) using the Beacon Google link.
- We will hold a vote to amend the existing declaration. You will vote on whether to allow limited on-street parking for guests, visitors and contractors. If approved, we proceed with the permit.
- If/when the permit is approved, we will have limited on-street parking.



# Parking: WHY are we doing this?

- Cars and mailboxes have been hit and/or damaged.
- Delivery drivers have trouble accessing mailboxes and homes.
- We risk discontinuation of mail delivery.
- First responder vehicles cannot safely access all units.
- We face shared liability if there's a lawsuit tied to slow or no response.
- We risk a fine from the County for non-compliance.
- Some residents who needed emergency assistance avoided calling 911 and got rides to the hospital.



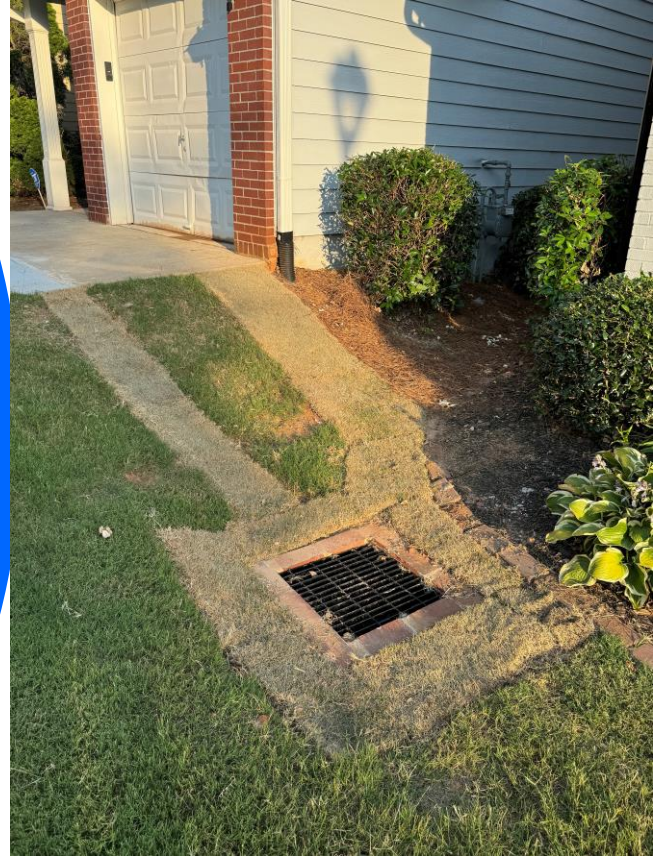
# Open Forum Ground Rules

- Please be kind and respectful of others point of view.
- Use the “raise hand” feature to be called upon for comment.
- Allow speaker to finish their message before adding your point.





# Drainage





# Thank you

[gabboard@thegatesatbouldercrest.com](mailto:gabboard@thegatesatbouldercrest.com)