



Canaan Walk Homeowners Association Meeting Minutes

VIA ZOOM

August 22, 2021 – 7:00 PM

1. Welcome

7:04 PM Meeting called to order by HOA President, Yergan Jones.

II. Update of Current Initiatives

7:06 PM

- Contracting of Weed and Fertilizer service for Common Area – (On-Going)
- Revitalizing Common Space Erosion - TBD
- Repair of Landscaping Lighting and Electrical Issues – (On-Going)
 - There is a wire crushed between the main electrical line and the box on the other side. New electrician will come out within the next week or so for recommendation and quote.

III. Movie Shoots inside Canaan Walk HOA

- Community Impact and Financial Implications or Rewards

HOA received a \$5000.00 payment from HBO to use the subdivision for shooting this past Spring.

Question from C. Spence – Can the city department over filming do a better job at maintaining the property at the old Westlake.

Answers: -It may need to be done by Fulton County Schools.

-Jamal Grooms reached out to Carmalithia Gumbs to make a complaint and she said she would address. Jamal recommended that the HOA write a letter to the Councilwoman and/or School.

-Shannon Barnes shared that she reached out to Councilwoman Gumbs as well, via email. Received a response but no action yet.

-The company that cuts the grass at the **old** Westlake property is different from the company who cuts the current Westlake school property.

-Yergan recommended that Shannon and Jamal work together to compose a letter for the HOA to send to the Councilwoman and the school.

IV. Financial Report Marci Bennafield - Treasurer

7:18 pm

- Status on Accounts Receivable and Collection Activities
 - \$19,000+ Current Cash balance in HOA Account
 - Deposits - \$4800 in homeowner dues
 - 2 properties have a lien for nonpayment of dues
 - General Operating cost around \$5000 - \$6000 per year

Question from C. Nuckles – 1. Will there be an initiation fee for new homeowners that close on their home? \$1500 2. Are there any additional homes under foreclosure?

Answer : Yes, there will be an initiation fee. Only one home is currently under foreclosure.

- HBO may be back towards the end of the year to film again.

V. Community Updates and Advisements Jamal Grooms, Cynthia Spence and Gaile Bulloch

7:24 PM

- Gaile Bulloch shared there is a street light Master Plan meeting coming up on September 2nd. (Refer to attachment shared via email)
- Millage Rate will remain unchanged.
- City of South Fulton did mandate masks for inside public spaces. Governor Executive order has overridden that mandate.
- Early Voting will begin October 12th and Election Day is November 2nd. Mayoral Race and Council District 2 seat.

- Request to update the neighborhood roster. Send updates to Marci.
- Please make sure you have reviewed the Covenant highlights and update that was sent out.

YJP-Resend out Covenants and Covenant updates by August 25, 2021.

VI. New Business or Concerns

Open Discussion

- Shannon Barnes shared her observation of the amount of trash on the streets.
 - o Jamal noted that there IS more trash when school is in. Jamal has been communicating with the principal at Westlake and will ask if they can do something to aid and decreasing trash.
 - o Recommendation by Mrs. Nuckles to: Reach out to the school system and ask if they can admonish kids not to throw out their trash in their morning announcements. Request that the students work to do a community clean up as part of them earning community service hours.
- Cynthia shared that Westlake has the highest numbers of Covid19 cases in the system.
 - o Yergan responded that Westlake has 2400 students in the school and they are still registering students.
 - o Tu Willingham – the district is growing because people are moving to the county/area. Westlake has a very good reputation so their enrollment is increasing exponentially.
- Mr. Greathouse mentioned that there is a dead tree next to the retention pond. Yergan will discuss with the Executive Board to determine action.

7:45 PM

Meeting adjourned by HOA President. Executive Board requested to remain online for a quick follow up meeting.