

HBNA BOARD OF DIRECTORS MEETING

20 January 2022

Board Members Present: Brian Ruediger, Maribett Varner, Mark Roberts, Carole Simpson, Cathy Boston, Mark Bryson, Anne Culberson, Rebecca Harvill, Wade McKenzie, Christy Campbell, Shelby Cobb

Board Members Absent: Susy Stovin, Bob Connelly, Ruth Skogstad, Gene Hooff, Courtney Schickel, Tom Mallory, Cathy Iannotti

Opening and President's Report: Maribett Varner, the new HBNA President, called the zoom meeting to order at 8:10 a.m. Maribett sent every Board member the list of HBNA committees with assigned Board members. Please check to see if each Board member is assigned to a committee and if this is where you prefer to serve. Brian Ruediger, treasurer, will be transitioning out of his current position. Mark Bryson plans to transition to the treasurer's position. Thus, the Board needs a new Dekalb or City of Brookhaven zoning chair. August starts a new nominating process for the Board. Maribett called for committee reports.

Treasurer, Brian Ruediger: Brian states, "The Historic Brookhaven Neighborhood Association starts 2022 in sound financial condition. The Board of Directors is currently creating this year's budget based on our financial strength and anticipated 2022 member contributions." The budget for 2022 will be discussed in the January 20 Board meeting and finalized by email.

Secretary, Anne Culberson: The November HBNA Board Minutes were reviewed and corrected by email prior to the January 20 meeting. The minutes were unanimously approved and will be posted to the HBNA website.

Treasurer, Brian Ruediger: After Executive Committee reports, Brian was asked to discuss the 2022 Budget with the HBNA Board. Brian has previously emailed documents including HBNA Budget Overview for January-December 2022, HBNA Profit Loss Document for 2021, and HBNA Balance Sheet as of December 2021. Brian has composed a preliminary budget based on what was spent last year. Each committee should set a spending cap or limit for 2022. A small part of the savings or reserve was spent last year as planned. HBNA had several projects such as landscaping restoration and new park benches as well as improving our CCTV and LPR Surveillance security system. The CME (beautification) and Flock Cameras as well as LPRs are the two largest budget items. Surveillance costs about \$75,000. per year. Based on neighbor feedback the Board feels beautification, transportation, and security are highest priorities. Currently, we propose to spend a maximum of \$58,000 for 2022 from our reserve or savings. The Board plans to keep a minimum of \$80,000. In savings. The Membership chair projects approximately 750 households will pay dues in 2022. Thus, memberships and surveillance

donations paid by HBNA members support most of our budget needs. The Board projects a minimum income of \$115,000 from dues and \$15,000 for surveillance donations. HBNA files a tax return that follows guidelines much like a nonprofit.

The following committee chairs also discussed their budgets with the Board:

Monuments: Historic Brookhaven Foundation will fund the cost of erecting two monuments on Fuller Road, taking down the decaying monuments at Brookhaven and West Brookhaven, as well as Carter Drive, and replacing the monument on West Club Drive. The Historic Brookhaven Foundation funds will also clean and seal remaining monuments.

Beautification: Expected major expenses include contracted landscape maintenance service, new holiday wreaths, restoration of two landscaped islands in Club Forest, and any incomplete restoration of green space.

Events: Expected expenses include fall neighborhood picnic, meeting space for biannual neighborhood meetings, signage, and possible Club Drive Halloween party donation. Rebecca Harvill would like to add clean up costs to the fall picnic.

Treasurer: Brian discussed the cost of insurance, PayPal, taxes, and possible legal fees.

Charitable Contributions: Per request yearly such as Nancy Creek Park.

Zoning: Variable amount each year based on need.

This concluded Board review of 2022 Budget needs by committees.

Transportation Chairman, Shelby Cobb: Shelby compiled the following report for the Board and Transportation Committee:

New Committee Member: The Transportation Committee warmly welcomes Brian Giometti. Brian, his wife Courtney, and son Wyatt (3yrs.) have lived at 4588 East Brookhaven Drive for three years. Brian works in corporate development at Applied Systems, Inc. Thank you to Mark Bryson for directing Brian to our group. Rounding out our committee are: Gordon Anderson, Gay Colyer (Co-Chair), Anne Culberson, Tristan Plaisance, Jim Rowley, and, as HBNA President, Maribett Varner.

Traffic Study Proposal Update (COA): This week, Gay and I plan to finish the proposal headed to Howard Shook's office requesting temporary speed monitors on targeted streets in COA, identified by Committee members. This is the new process for requesting assistance from the new Atlanta Dept. of Transportation. Committee members will be asked to read through the proposal and make comments before the final draft is sent. We are fortunate that Gay has worked in this arena previously and maintains cordial contact with the District 7 office.

Brookhaven Drive Speed Monitor Results: Late last week we received the temporary speed monitor data on Brookhaven Drive, a six-day Eastbound and Westbound study conducted by Sergeant Bayshawn Fleming of the Brookhaven Police Department. I will send you the findings and the Sergeant's intent for further action in a separate email. Please read carefully the percentage of vehicles clocked speeding as well as the sheer number of vehicles recorded in this six-day period. Sgt. Fleming's report is precisely what we hope to achieve for the targeted COA streets, and the report will be included as evidence that Historic Brookhaven streets are used by record numbers of vehicles exceeding the posted 25mph speed limit and the citation criteria of 35mph. Sgt. Fleming arranged placement of the two speed monitors ONE DAY after Gay's initial request, and she thanked him with a gracious note. We have a responsive point man for our COB traffic concerns!

FLOCK Camera Data: I am now permitted to retrieve data from our twenty-eight neighborhood cameras. Thank you to Michael Laycock at FLOCK for facilitating and giving me a tutorial about the website analytics page. FLOCK retains data in one-month captures. This information is shared with other jurisdictions, including Atlanta, Sandy Springs, Gwinnett, and Chamblee. The total plate reads from some of our cameras are astounding, but not surprising. This data will also be included in the proposal to be sent to Howard Shook's office, making stronger our case for assistance with temporary speed monitoring on targeted streets.

I will email you the FLOCK camera findings and Sergeant Fleming's report in a separate email or per request.

Cameras, Tom Mallory: No report.

Communications, Mark Roberts: Mark discussed articles planned for the next newsletter and requested reports from Tom Mallory for Cameras, Carole Simpson for Beautification, and Shelby Cobb for Transportation. Shelby Cobb volunteered to profile Charles Hendon and his vision for the Brookhaven Crossing Shopping Center. The interview will be published in the HBNA newsletter. Photos of neighborhood activities are requested by HBNA Board members for the newsletter. February 1 is the deadline for newsletter reports and photos.

Mark Roberts states HBNA has 725 new members for the 2022 calendar year. Stephanie McGarity, Mark Roberts, and Cathy Boston are updating the list of new neighbors.

Beautification, CME, Carole Simpson: Carole reports Park Pride and the neighborhood garden club are giving donations for beautification of the neighborhood. Also, five hundred bulbs have been planted in selected micro parks. Three azaleas were added near the Truist Bank entrance. The Brookhaven Magazine wants to write an article on the HBNA Beautification Committee and will interview the committee soon.

The HBNA Board discussed sponsorships or advertisements for the newsletter.

Dan Horras, personal trainer, would like to have a small advertisement or article in the newsletter. Brian Ruediger stressed the importance of parameters for advertising in the

newsletter. The Board members voted to offer Dan Horras a small article with a \$500 donation; such articles are limited to one per newsletter. Cathy Boston and others supported the idea for such vendors who serve our neighbors. The vendor articles will be added on a trial basis.

Sponsorship, Ruth Skogstad : No Report

Film Committee, Gene Hooff: No Report

Events, Rebecca Harvill: Rebecca discussed meeting space for the bi-annual spring HBNA meeting since Capital City Club will be closed for renovations in the spring. Saint James Church and Saint Martins Church were discussed as possible meeting venues for the April 11, 2022, meeting. The HBNA Board will meet at Capital City Club on February 17, the next HBNA Board Meeting. In March or April the Board may need to make plans to meet in a private home or church for several months.

The Board voted for a fall General Membership Meeting.

Zoning, City of Atlanta, Cathy Boston: Cathy noted the ongoing Canterbury Court expansion. Cathy asked the Board for a nomination to serve on the Historic Brookhaven zoning committee. Cathy prefers a neighbor who is not currently serving as a HBNA Board member and is not personally concerned with local zoning issues.

Zoning, Dekalb, Mark Bryson: Mark presented the following report to the board for Dekalb County zoning.

We have no active City of Brookhaven variance requests in the Historic Brookhaven neighborhood.

The project to gather community input and develop a design for the development at the corner of Windsor Parkway and Osborne roads has been completed. Information on the project is at this link: [HOME | Windsor Osborne Plan](#). The website contains information on the completed design, recommended zoning changes, and an implementation plan. The design provides for additional commercial development, townhomes, and one new single family home. The report indicates the property within the plan area is owned by four different parties (who participated in the project) and provides steps for the city to execute to encourage those owners to follow the plan.

The City of Brookhaven is executing a project to gather community input and create a Brookhaven City Center Master Plan. The area within the plan roughly includes the property along Peachtree from N. Druid Hills Road north past Town Brookhaven. Information on the project is at this link: [Social Pinpoint | Brookhaven City Centre Master Plan \(mysocialpinpoint.com\)](#). The project was focused on community input via meetings and a

survey in the 2020/21 timeframe and is now moving to finalize the Master Plan. Upcoming key dates are:

- Jan 26 public meeting (virtual) to review draft recommendations (*recommend a communication of this meeting to our HBNA membership*)
- Feb 2 planning commission working session
- Feb 22 city council working session
- Mar 2 present final master plan to the planning commission
- Mar 22 present final master plan for city council adoption

Brookhaven Park is included in the planning for the Brookhaven City Center and it appears that the plans to make improvements to the part approved in the Brookhaven parks bond (including the \$6 million allocated to this park) are on hold as the City Center plan is completed.

Information on the plans for Brookhaven Park is located at: [Brookhaven Park Planning | Brookhaven Georgia \(brookhavenga.gov\)](#)

Groundbreaking for the improvements at Lynwood Park took place last week. Information on the planned improvements to this park is at this link: [Lynwood Park Planning | Brookhaven Georgia \(brookhavenga.gov\)](#).

Respectfully Submitted,
Anne Culberson, Secretary
14 February 2022