

HBNA Board of Directors Meeting Minutes

15 January 2026

Capital City Club

Members attending: Mark Bryson, Christy Campbell, Shelby Cobb, Bob Connelly, Anne Culberson, John Higley, Gene Hooff, Liz Means, Mark Roberts, Jim Rowley, Ann Short, Steve Wakely.

Members absent: Cathy Boston, Emily Hyde, Tom Mallory, Liz Shults, Maribett Varner.

OPENING

President Gene Hooff called the meeting to order at 8:05am.

President's report: Gene stated that there is currently no neighborhood-wide news to report.

Secretary's report: Shelby filled in for Maribett and sent the final version of the November Minutes out to Board members on 1/14/26 ahead of today's vote. Mark R. made a motion to approve, Ann S. seconded, and the November Minutes were unanimously approved, including one emailed approve vote from Maribett.

Treasurer's summary report: Steve reported that HBNA had a very solid financial year, ending the year with \$47,876 of equity. The income statement showed a net operating gain of \$25,886 and we beat our 2025 budget by \$32,694. Each committee came in under budget. Steve's full report was distributed to the Board via email prior to today's meeting.

Committee Reports

Cameras: No report in Tom's absence.

Communications and Membership: Mark R. announced that there are 668 paid memberships at this time. He provided the Board with a list of unpaid residents and encouraged each Board member to roust a few of these residents with a reminder to join the HBNA. He predicted that we will hit budget numbers. Mark will send out an email to those who paid last year but have not done do this year thus far. Work on the Spring Newsletter is underway with a copy deadline of end of January. The Thomas Worthy interview will be deferred to the Fall Newsletter so the President's letter will lead on page 1 of the Spring Newsletter.

CME December and January: Christy shared that Christmas wreaths were placed on the neighborhood monuments on Dec. 1 and removed in late December. Seasonal work began throughout the neighborhood, including cutting back lirioppe, leaf removal, and mulching at monuments and triangles.

Vermont Park seasonal work is completed and included leaf and limb clean up, removing ivy from trees, and spreading mulch. The jobs were performed by three Callahan crews to best use labor time and materials, producing an excellent late-winter look at Vermont Park.

Additional planting is planned for upper Brookhaven Drive triangle after City of Brookhaven crew removes dead tree at west tip.

Preparing for possible fall 2026 projects: Brookhaven triangle additional planting; potential walking path along Davidson between East Club Lane and West Club Lane to entice walkers to stay off of the road for their safety. This would occur after the COA Dept. of Watershed Management finishes their planned culvert work along this section of Davidson. We don't believe the COA will pour a concrete sidewalk, so a flat stone walkway will be considered; work with the Club Estates Garden Club to determine plans in late summer for planting in the fall.

Transportation: Full, one-page report sent to Board members ahead of meeting. Here is a summary: (1) BCN January Zoom with Commissioners Greg Eyerly from COA Dept. of Watershed Management and Solomon Caviness from ATL DOT. HBNA Board members Culberson, Higley, and Cobb and Transportation co-chair Gay Colyer listened in on the zoom on Jan 8. Audience was updated with power point presentations on projects, timelines, and citizen concerns. See BCN report below. (2) Lane closure near 4536 Club Drive will be in effect from Jan 12 – Feb. 27 so that Dept. of Watershed Management can complete repair work. (3) Storm drain repair on East Club Lane has been resolved after an old, narrow drain collapsed. Will monitor the effectiveness of the old drain during heavy rain storms. (4) Update on Davidson Dr. Watershed project: The design for the project is completed, but the construction team is waiting for tree permits on the Mayson Ravine (south) side of Davidson. Hope to start drain work, then repaving late this spring. (5) A few street name signs remaining on replacement list; we are working to complete the list with ATL DOT contact.

New Neighbors: Ann and Mark R. will work together to keep her new neighbor list current. Ann proposed the idea of either designing a pre-Spring Fling Social gathering at Vermont Park for new neighbor adults to meet and mingle an hour before Spring Fling, OR design a separate event for new neighbors to be hosted, perhaps, at CCC. TBD.

Events: Dates, location, and time for Spring Fling Social 2026 were discussed by the Board. The target date is April 19th for an afternoon gathering at Vermont Park on the same street section used last year. Emily, Justine, Ann, and Gene will form the committee to produce this event.

It was agreed that an Events Committee is needed in order to spread the work necessary to carry out our monthly Board meeting locations, Spring Fling Social, Fall General Meeting, Street Party, etc.

Former Board member and Events Chair Justine Regnier would like to be an at-large or ad-hoc addition to the Events Committee. It was agreed that this would be voted on at the Fall General Meeting, barring any by-laws questions.

Zoning City of Brookhaven: John reported no activity at this time. The home/yard next to DD has been cleaned up and the fence properly placed.

Zoning City of Atlanta: Bob reported that the application for rezoning of 4230 Club Drive's rear building has been withdrawn and the status is indefinite deferral.

NPU-Update: Nothing new has been reported.

BCN: Anne, Gay, John, and Shelby participated in the January Zoom meeting. Shelby wrote a summary of the meeting for her ATL DOT contact. Please let Shelby know if you would like the summary emailed to you. In general, this was Deborah Wathen's final meeting as chair, with Emily Boatright taking the helm in February. The February meeting will feature the City Council and the March meeting will feature Mayor Andre Dickens. January presentations were given by Greg Eyerly, Commissioner of the COA Dept. of Watershed Management and Solomon Caviness, Commissioner of ATL DOT.

Gene, Liz Means, and Shelby will attend the monthly meetings either in person or on zoom, and other interested Board members are encouraged to contact / email Buckhead Council of Neighborhoods to sign up for meeting notices.

New Business: Mark B. will locate a suitable place to store HBNA Board documents.

CLOSING: There being no further business, the meeting was adjourned at 9:00am.

Respectfully submitted,

Shelby Cobb for Maribett Varner

1/17/26