

**WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC.  
 APPROVED MINUTES OF THE MEETING OF THE BOARD OF  
 DIRECTORS ON Tuesday, March 12, 2019  
 St. Luke's – 3264 Northside Pkwy., Atlanta GA 30327**

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President Steve Dickson called the Meeting to order at 7:00 PM.

**Present at the Meeting:** 19 of the 21 Board members were present at the meeting. The following Board members attended the Meeting:

<i>Name</i>	<i>Present</i>
Steve Dickson	X
Rip Black	
Emily Richardson	X
Charles Hoke	
Jill Cooper	X
Alcina Dalton	X
Mike Elting	X
Maxine Feinstein	X
Tom Frolik	X
Fred Glass	X
Harold Goings	X
Matthew Grabowski	X
Jim Hannon	
Parker Hudson	X
Alfred Kallingal	X
David Marvin	X
Alva McGovern	X
Anne Muller Wise	X
Eddie Padgett	X
Sherry Perchik	X
Rick Robbins	X
Teresa Shell	X

**President's Welcome:** President Steve Dickson opened the meeting just after 7:00 pm.

**Secretary's Report:** Secretary Emily Richardson presented the minutes of the board meetings on September 11, October 16, and October 23, 2018. A motion was made to approve the minutes for each of these meetings and the motion was seconded. The Board voted to approve the minutes from each of these three meetings.

**Treasurer's Report:** Treasurer Charles Hoke was absent. Harold Goings presented the Association's September 2018 financial statement to the Board. Harold reported that the Association was in good financial shape and the Report reflected an ending balance of \$21,249.11 after the beautification and reserve funds. He reported that we have 281 members as of October 16, 2018. A motion was made to approve the Treasurer's Report and the motion was seconded. The Board voted to approve the Treasurer's Report.

**Membership Committee:** Harold Goings updated the Board on how we will target new members in the upcoming membership drive. A discussion was had on the dues and Harold stated that the current dues rate is sufficient to provide enough security for next year. Dues will stay at the same amount for next year.

**Security Report:** Eddie Padgett informed the Board that the neighborhood was almost crime free, with only a few car break-ins. He also stated that cars are getting cited for being parked facing the wrong direction for the flow of traffic. He stated that there has been no update on the Pinestream break-ins. During the holidays, we add one additional security patrol shift.

**Social Committee:** Parker Hudson updated the Board on the speaker event that took place on October 3, 2018. Ed McBrayer discussed the PATH Foundation along with the Atlanta Beltline and its developments. Parker stated that only 25 people attended from the neighborhood and asked whether the Board should pursue other social activities.

**Beautification Committee:** Tom Frolik updated the Board on the status of the planting of the holly trees. He also stated that some of the rose bushes have been infected by rosette and there was a discussion about what might be planted in place of the sick rose bushes.

**Zoning & Transportation Committee:** Parker Hudson updated the Board on the work on the Northside Parkway/Moores Mill intersection. GDOT continues to have issues with the contractor/construction company finishing the job, however GDOT is being slow in pulling the performance bond. Parker stated that the "no right turn on red" signs and the guard rails still need to be installed. GDOT has promised to update us every two weeks on the status of the job.

**Communications Committee:** Teresa Shell updated the Board that the newsletter will be sent out once we have an update on the Pace proposal. Teresa also stated that she will send out another email blast to remind the neighborhood to vote.

**New Business:**

President Steve Dickson led a discussion on setting the date for the 2019 annual meeting in late January or early February. He reminded the Board of the nominating committee to select the slate of proposed board members and officers was created. Steve Dickson, Mike Elting, Fred Glass, and Anne Muller-Wise will serve on the nominating committee.

A suggestion was raised that a protocol should be created for how the neighborhood is consulted when a fellow neighbor is seeking to build something that is not within Code, and how the neighborhood would vote to approve or disapprove the building.

Caldwell Zimmerman and Andy Williams provided an update on the proposal for the Pace Lower School construction and the amendment to the 20-year agreement. They stated that we are very close to the final agreement and the outcome gives everyone something that they can feel good about.

Andy Williams informed the Board and the neighborhood attendees that there will be a term sheet that covers all of the details and represents that there is a “meeting of the minds” as to what will be involved in the amendment to the 20-year agreement. This term sheet will be first voted on by the Board. The amendment itself will be the legal document that amends the 20-year agreement legally. Andy provided a summary of the proposed term sheet.

- It will state that the WPNA agrees to let Pace expand its Lower School to approximately 36,000 square feet at the approximate location to be shown on an attached exhibit.
- The end date of the agreement will be extended to 10 years after the signing of the amendment.
- Hydrology will be studied to ensure that it meets the standards that were applicable at the time each building was built and if remedial work needs to be done, it will be done. The new construction will be up to Code, including hydrology. There will be no reliance on grandfathering.
- Pace will contribute to Flock or Bluelight security cameras, up to \$25,000 per year, for the remaining ten years on the agreement with the WPNA.
- The existing agreement will be amended to restructure the Neighborhood Relations Committee (NRC). The NRC will be repurposed to better facilitate the process for addressing issues between Pace and the neighborhood. The goal is to have a more effective way for Pace to initially discuss proposed

changes. The NRC will have an equal number of representatives from Pace and the neighborhood. If the majority of the NRC finds that the proposal merits consideration, a presentation will be made to the Board. There will be time limits implemented. The fine details are still being worked out.

Steve Dickson stated that the next meeting will be on October 23<sup>rd</sup> and the term sheet will hopefully be presented for approval or disapproval.

Discussion was opened to the neighbors and association members in attendance.

- There was discussion and concerns were raised about the modification of the NRC as part of the amendment to the 20 year agreement. In response to questions about the rush in modifying the NRC, it was answered that the process for bringing proposals needs to be fixed, that there needs to be more transparency in what the NRC is doing, and that the purpose of the NRC is to have an effective process in place for dealing with these requests from Pace.

- There were concerns raised about the term sheet and that it is not representative of the survey because the issues with the Rilman Road properties and West Paces Ferry properties were at the top of the survey results and security cameras were low.

- There were clarifying questions asked and answered about the term sheet and the Pace Lower School plans.

- Complaints and allegations were raised about the alleged bias of the Board members in favor of Pace.

- Complaints and allegations were raised about the Board's lack of transparency.

The meeting was adjourned at approximately 8:15 PM

Emily Richardson, Secretary