

**WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC.**  
**MINUTES OF THE MEETING**  
**TUESDAY, August 16, 2022**  
**Meeting Held via Zoom**

**President's Welcome:** President Mr. Jim Hannon opened the meeting at 7:00 PM. Tonight's meeting was held virtually through Zoom due to the COVID19 pandemic. Board attendees were as follows:

<i>Name</i>	<i>Present</i>
Jim Hannon	X
Rip Black	X
Alva McGovern	X
John Stebbins	X
Alcina Dalton	X
Steve Dickson	
Mike Elting	X
Henry Feinstein	X
Matthew Grabowski	X
Charles Hoke	X
Paul Huesken	X
Sherry Perchik	X
Emily Richardson	
Rick Robbins	
Teresa Shell	X
Meredith Shaughnessy	X
Stephen Weizenecker	

**Secretary's Report:**

Secretary, Ms. Alva McGovern had previously emailed the proposed minutes of the May 10, 2022. The minutes were amended. A motion was made and seconded to approve the amended minutes. The Board approved the minutes.

### **Treasurer's Report:**

Treasurer, Mr. John Stebbins previously emailed the Treasurer's Reports for May, June, and July, 2022. Five additional members were recruited over the three months taking our total paid members to 277. On the expense side, most of the expense was for security and CPA professional fees. Our cash position as of 7/31 is \$77,064.28 which is ahead of where we stood last year at this time. The financials were reviewed, and a motion was made to accept them. The motion was seconded, and the Board approved the financials.

A Compliance Report was also previously provided to the Board showing the status of key governance activities. Although the D&O insurance renewal was shown past due as of 7/31, a dual signature was obtained on the check on 8/9 and the bill has now been paid. The approval of the Form 990-EZ was outstanding but slated for action at this meeting. The Form 990-EZ was reviewed by the Board. A motion was made to approve the Form 990-EZ. The motion was seconded. The Board unanimously approved the Form 990-EZ.

Mr. Stebbins reported that all required historical returns have now been filed and our tax-exempt status has been reinstated. The Association is now fully compliant from a tax perspective. In Addition, Mr. Stebbins was able to negotiate down CPA fees to an acceptable level and pay all outstanding fees such that our outstanding balance is now \$0.

A discussion ensued as to whether the Board should hire a new accounting firm. Mr. Stebbins recommended that considering their fees are reasonable, that the Board should continue to work with them but that the Treasurer should remain vigilant going forward.

### **Membership Committee:**

Committee Chair, Ms. Meredith Shaughnessy gave the report. Ms. Shaughnessy admitted that the current membership of 277 is not what we had hoped for but that we will make a push to increase the membership next year. Block Captains will be asked to distribute 2023 membership letters beginning in November.

Mr. Hannon mentioned that we increased security wages this year by 20% in order to be more competitive with neighboring associations and to be more attractive to our officers. Ms. Dalton and Mr. Stebbins completed a financial review earlier in the year which resulted in our being able to provide only 32

hours of security coverage per week. A discussion ensued regarding the possibility of raising membership fees. It was decided to table the discussion until the next meeting.

### **Security Committee:**

Chair of the Security Committee, Ms. Alcina Dalton gave the report. She reported an increase in the number of calls requesting a security officer. These calls have included a solicitor knocking on doors on several streets, a parked car whose driver was questioned, and Officer Hoos reporting an incident in which a resident was wielding a knife and threatening nearby residents. One solicitor claimed to represent EcoShield Pest Solution and was pressuring residents to enroll. An officer responded to that call from residents. The Atlanta Police were called regarding the incident and the man who is known to have mental health issues was arrested.

Ms. Dalton sends security when residents call requesting it if an officer is on duty. Apparently, some residents are not aware that we do not provide 24-hour security. She also noted that any resident can request security regardless of whether the caller is a paying member of the Association. All of our officers are active in APD, they are in uniform when on duty, and they carry a gun. We do not know how many security hours other neighborhoods provide. We do know that at least one neighborhood has contracted with a private security company. Due to the increased number of calls requesting security, the Board will continue to evaluate how we might be able to increase the hours provided.

Ms. Dalton continues to work with various members of the Atlanta Foundation regarding the placement of blue light cameras in our neighborhood. A standard camera installation is \$11,200 and a 360-degree camera installation is \$12,700. After 3 years, APD will evaluate whether the camera placement is beneficial. If they deem it unnecessary, the Association would be required to pay the maintenance fees of \$1,850 per year. For obvious reasons, we want to avoid having to pay the maintenance fee. While Ms. Dalton has been working with Mr. Melvin Flowers, in addition Mr. Stebbins reached out to Mr. Greg McNiff also with the Atlanta Police Foundation. At one point, the Association recommended placing cameras at the intersection of Moores Mill and Northside and a 2<sup>nd</sup> camera near the intersection of Northside Parkway and the interstate. One recommendation from the Foundation was to place a camera at Ellsworth and Chattahoochee Ave. The Board agreed that despite

crime may initiate in that area, we do not want to be responsible for a camera outside of our immediate neighborhood. The Atlanta Police Foundation is conducting a study and will recommend to us future placement sites.

### **Zoning & Traffic Committee:**

Mr. Rip Black gave the Zoning Committee report. Macallan Homes is building 4 homes on Moores Mill between the Atlanta Water Works and Ivanhoe. On another project with Macallan Homes, the City of Atlanta has issued permits for the demolition of the homes located at 660 and 670 West Paces Ferry Road. Mr. Black continues to hope the Whispering Pines home at 660 will remain intact and that only the garage will be torn down. He also hopes that 5 houses will be built on the property with 3 facing West Paces Ferry, each with their own driveway and 2 on Northside Drive. Hydrology studies are being done on the property.

Mr. Jim Hannon sits on a traffic committee with Mary Norwood. At least one new stop sign has been constructed on Habersham. Restrictions for left hand turns into Tuxedo Park are likely to be put in place as well. A suggestion to slow/deter traffic on West Paces is to add a 3-way stop at either Randall Mill or Pinestream.

### **Beautification Committee:**

Chairperson Dr. Matt Grabowski gave the Beautification Committee report. Dr. Grabowski received an estimate of \$550 to weed and treat the rose bushes at Moores Mill and Northside Drive, noting that maintenance would be additional. A discussion ensued as to the intent of maintaining the rose bushes. There are currently no signs indicating they were planted and cared for by WPNA although at one time there was at least one very small sign. Mr. Black acknowledged that he occasionally cares for the rose bushes at Pinestream and Northside Parkway. Another annual Beautification expense is the cleanup along the sidewalk on Northside Parkway. Ms. Shell recommended repairing the sidewalk on West Paces Ferry. It was noted the sidewalks are considered city property. The conversation regarding the West Paces Ferry sidewalks was tabled. A motion to spend \$550 to weed and treat the roses at Northside Dr and Moores Mill was made and seconded. The motion passed with 8 voting for and 4 against.

### **Communications Committee:**

Ms. Teresa Shell, Chair of the Communications Committee did not have a report.

### **NRC Committee**

There has been no recent NRC meeting so there was no report. However, Mr. Hannon reports there will be a NRC meeting this month. It was noted that Pace Academy has recently planted new shrubs along their property on Rilman Road. The shrubs were mulched with pine straw and the dead pines planted last fall were removed.

### **Close**

The next Board meeting will be held Tuesday, September 13, 2022  
There being no further business the meeting was concluded at 8:37 PM.

Alva McGovern,  
WPNA Secretary