

WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC.
MINUTES OF THE MEETING
TUESDAY, JANUARY 11, 2022
Meeting Held via Zoom

President's Welcome: President Jim Hannon opened the meeting at 7:02 PM. Tonight's meeting was held virtually through Zoom secondary 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
Jill Cooper	
Alcina Dalton	X
Steve Dickson	X
Mike Elting	
Maxine Feinstein	X
Tom Frolik	
Matthew Grabowski	
Charles Hoke	X
Alfred Kallingal	X
Sherry Perchik	X
Emily Richardson	X
Margaret Roberts	
Rick Robbins	X
Teresa Shell	X
Meredith Shaughnessy	X
Stephen Weizenecker	X

Henry Feinstein and Caldwell Zimmerman were also present.

Secretary's Report:

Secretary Alva McGovern had previously emailed the proposed minutes for the Board Meeting held on October 12, 2021. A motion was made and seconded to approve the minutes. The Board approved the minutes.

Treasurer's Report:

Treasurer John Stebbins had previously emailed the Treasurer's Reports for November and December 2021 to all of the members. Mr. Stebbins reviewed the December YTD results including revenues and expenses, which noted a net positive change in net assets of \$20,552.

Mr., Stebbins also reported the IRS approved the Association's application for reinstatement of tax-exempt status. Our CPA firm is in the process of filing historical returns that have been requested.

Mr. Stebbins asked the Board to confirm its historical practice of allocating \$2,500 to the Beautification Fund. Discussion ensued about seeking additional Board approval for large expenditures greater than \$500. The Board approved unanimously a motion to allocate \$2,500 to the Beautification Fund. President Jim Hannon agreed to discuss the recommended \$500 threshold with Beautification Chair Tom Frolik. Mr. Stebbins next reported on the status of 2021 tax filings that all information for Forms 1099, 1096, and 990-EZ have been delivered to the CPAs such that the necessary forms can be completed and the filings made.

Mr. Stebbins noted that the Annual Registration with the Georgia Secretary of State has been filed for 2022 in order for the Association to maintain its status as a active corporation.

Finally, Mr. Stebbins reviewed the 2022 budget. Revenues were assumed to be flat based off of the number of members in 2021 and Pace Academy's contribution of \$25,000 to the Association for security. Expenses in general were shown to be flat. Focus was drawn to the security patrol line and the number of hours for patrol given the increased pay rate for the officers as approved by the Board in 2021. Alcina Dalton provided some additional detail on the number of hours used in 2021 as well as her efforts to contact the Atlanta Police Foundation regarding additional neighborhood cameras. Mr. Hannon proposed lowering the surplus by adding 10 additional hours of patrol to the budget January through October. Mr. Stebbins agreed to incorporate this adjustment.

A motion was made to approve the treasurer's report and it was seconded. The Board approved the treasurer's report.

Security Committee:

Alcina Dalton, Chair of the Security Committee gave the report. Ms. Dalton has had no response from the Atlanta Police Foundation despite numerous attempts to reach them regarding our request for more police cameras in the neighborhood. Steve Weizenecker offered that he sits on their Board and will assist her in connecting to the appropriate contact.

Membership Committee:

Alfred Kallingal, Chair of the Membership Committee gave the report. Currently there are over 200 paid members and Mr. Kallingal is hopeful to exceed 270 by the end of January. Margaret Roberts has been compiling a new member welcome kit but was not present to report. Meredith Shaughnessy has the 2022 mailbox stickers and will give them to the Block Captains to distribute. Mr. Kallingal has emailed a complete list of paid members to the Board.

NRC Committee

Caldwell Zimmerman gave the report of the NRC meeting held at the New Lower School at Pace Academy in December. As an aside, Mr. Zimmerman mentioned that from his perspective on Pinestream, the water retention system installed during the construction of the Lower School seems to be effective.

Mr. Zimmerman reports that Fred Assaf told the NRC that due to a “higher yield” of students accepted to attend Pace this past fall, this year they are over the 1116 students allowed in the Neighborhood Agreement and in fact have 1148 students, or 32 over the Agreement limit. A discussion ensued as to how the Board should respond. The impact of this excessive number of students on the neighborhood was noted with primary concerns about traffic and 32 extra cars in the morning and in the afternoon particularly on West Paces and Rilman Road. The Board agreed to the following points:

- Pace should formally acknowledge they are not in compliance with the Neighborhood Agreement.
- Pace should formally request to remain at 1148 for this calendar year.
- Pace should formally inform the neighborhood how they expect to come into compliance with the Agreement going forward.
- The board agreed the NRC would meet on a regular basis going forward.
- The NRC should request regular student body count updates beginning after acceptances start coming in, probably by May 1.

President Jim Hannon will write a letter to Pace stating the Board’s position regarding their violation of the Agreement.

Zoning & Traffic Committee:

Rip Black gave the Zoning Committee report. Mr. Black reported that Macallan Homes has purchased the Davis property at 660 West Paces Ferry Road as well as the property adjacent at 670 West Paces Ferry Road.

They intend to put in a cul-de-sac with 8 homes. Two of those 8 will face West Paces Ferry Road, offering no setback and gate as in another nearby development. The stream buffer on the back of the property is not affected. The water flow from this development will be captured in the Pace water system and will add to the flow toward Pinestream. It was agreed that the Board can and should raise concerns regarding water flow and the removal of trees. Their development plan will be presented to NPU at the end of the month and then again at the public NPU meeting on February 1. It is expected this plan will be presented to the City Planning Committee on February 16. Mr. Black will request a copy of their hydrology report,

Beautification Committee:

Tom Frolik, Chair of the Beautification Committee was absent at tonight’s meeting and there was no report.

Communications Committee:

Teresa Shell, Chair of the Communications Committee gave the report. MS. Shell forwarded our "wish list" of neighborhood improvements to the Buckhead Council of Neighborhoods and they were submitted to the Mayor. Last week there was a meeting of the BCN with updates from the Mayor, City Council members, and the APD. BCN will not take a position on the Buckhead City proposals.

Close:**New Business**

Jim and Marie Hannon graciously hosted a beautiful Holiday Party for the Board on Monday December 20. The victuals were superb and all enjoyed the evening. We thank you for a special get together.

The next meeting will be the Annual Homeowners Meeting, which will be held virtually on February 8, 2021. The slate of officers and members remain as it currently stands since there are no staggered terms this year.

The next regular Board Meeting will be held on Tuesday, March 8.

Close

There being no further business the meeting was concluded at 8:45 PM.