

## **PPCA Board Meeting Minutes Wednesday, July 19, 2023**

### **Purpose Statement**

**The purpose of the Association shall be to promote social welfare and the upkeep and maintenance of the neighborhood through the promotion, organization, and the preservation of Peachtree Park as a residential neighborhood for the mutual enjoyment and benefit of all the residents of and visitors to Peachtree Park.**

1. **Call to Order and Roll Call- David D.**
2. **Approval of Minutes-** June 21, 2023 Meeting – approved
3. David D, David O, Maria, Katie, Chris, Ashley, Libby, Alex, Jon
4. **Officer Reports**
  - a. **President's Report- Steve**
    - i. 2023 Annual Meeting/2024 PPCA Board Status- conduct roll call of board members present to determine their intentions to serve for 2024 calendar year
    - ii. Burke Marker- Steve will pick up engraved stone during week of July 31 and is working with contractor to schedule installation along with repair/replacement of the Highland Drive column
    - iii. 679 Darlington Cir/EPA- no update
    - iv. 3121 and 3125 Piedmont Road Development- no update
    - v. Highland Drive Parcel(s)- no update
    - vi. Closing of Martina Drive- Libby is getting guidance from Councilperson Shook's office
      1. To bring recommendation for Martina to close, we should have a few options, to show we have ideas for how it can be done.
      2. There would be enough room for people to turn around, it would start after the commercial area
    - vii. 661 Darlington Road- is planning to remodel home and expects to request code variance to accommodate a two car garage facing street- met with Jen Collins and her contractor; she will move forward with requesting a variance from the city zoning department and submit to PPCA when plans have been developed
    - viii. Procedures Guides- need Security, Landscaping, Infrastructure
  - b. **Vice President's- David D.- no report**
  - c. **Secretary's- Katie- no report**
  - d. **Treasurer's/Website Report- Chris- financials posted on Slack**

Chris is not returning next year. Will need to find and train a replacement
  - e. **Parliamentarian Report- Fuller-** needs to identify non-board participants on the 2024 PPCA board nominating committee
  - f. Zack, Brianne, Chris not returning
  - g. Ashley has a friend Katie that is willing to join
5. **Committee Reports**
  - a. **NPU- B/Zoning- Shawn Perez-** no report
  - b. **Communications- Libby**

- i. Successfully sent July newsletter to 679 recipients with a 77.4% open rate. Less than our normal 80+% open rate, but representative of summer. All traveling.
  - ii. Helped out with landscaping:
    - 1. Planted summer annuals at the Peachtree Drive entrance and continue to maintain entrance
    - 2. Planted the 3 large pots at the pocket park and maintaining
    - 3. Maintaining 2 large pots at Darlington Triangle
- c. **Buckhead Council of Neighborhoods (BCN)- Libby- July 13**
  - i. Excited to report about our July Buckhead Council of Neighborhoods meeting. A few other topics discussed, but main point of interest was Short Term Rentals and presentation by Kingswood President. Kingswood on West Paces just north of Pace Academy.
    - 1. The President of Kingswood, Bill Chappell, presented on his 6+ months of research on how to stop short term rentals in their neighborhood. All about amending your charter (by laws) that are on file with the state. Need to get 2/3 of homeowners to approve amending charter to restrict short term rentals. Associations can include parameters (no rentals less than 180 days etc.) and give homeowners waivers a couple times a year for big events like the upcoming World Cup. Associations do not have to be official HOAs. Just need a 2/3 vote. Kingswood did all homeowners, not just Association members.
      - a. I've emailed Bill Chappell for a clean copy of his handout to attach, but have not yet received. I've scribbled notes all over mine. Happy to talk about it a bit at the meeting.
      - b. Will send the document if I receive it.
      - c. More research needed on if this is feasible or not
- d. **Membership- Laura and Brianne- 274 members YTD**
  - i. Activity from last month
    - 1. 4 new members/renewals since last meeting - we are definitely in a summer slump!
    - 2. Got signs posted around the neighborhood
  - ii. For July-Aug activities
    - 1. Pass out stickers
    - 2. Post membership reminder in monthly newsletter (thanks Libby!)
    - 3. Do a joint marketing push for membership and the block party in August --> Ashley lets discuss what we want to do -- flyers, emails, signs, etc!  
Happy to help however I can
- e. **Welcome/Newcomers- Maria- no report**
- f. **Security- Emily**
  - i. A few quick security updates:
    - 1. No incidents reported (quiet month!)
    - 2. We are starting the process for replacing the 2 stolen Arlo cameras with Verizon. Would like to get the Board's thoughts at our next meeting on whether to keep using the Arlo service at the same level or potentially pare back to only the cameras that are functional.
    - 3. Homeless person has set up camp on the Bynam Bridge

4. A very big issue with the spa at Burke entrance. The marketing for the company alludes to it being more than a spa and it is open 24 hours. What can we do to prevent this type of business from operating?
5. Worry that it could be trafficking going on
6. Number of vehicles coming and going at odd hours

**g. Social- Ashley**

- i. I have just been working on the party for next month. Libby has graciously helped me putting together all the info on this month's Newsletter so make sure to check that out.
- ii. My action items for the next month:
  1. Order some signs for around the neighborhood.
  2. Make and hand out flyers on the party in mailboxes.
  3. Send out an email just about the party with a sign up link so we can get an idea of a head count.
  4. I will need help with the sign up link.
  5. Invite going out 2 weeks prior – Libby to help with the link
  6. BYOB – people can bring their own coolers
- iii. Also, need advice on who to order signs from. I have a company but they are super pricy.
- iv. I do need y'all to help me make a decision on if we need security or not. I personally do not think that we will and if someone really needs to drive through we can let them
- v. One other item I need help with is gathering cones or something to block off the roads with. Do any of y'all have anything?
- vi. People that have slow signs or children at play signs to bring them down
- vii. Boxes for school supply donations

**h. Landscaping- David O.**

- i. Edging fixed by pocket park
- ii. Will clean up area at the bottom of the hill in time for the neighborhood party

**i. Infrastructure- Alex-**

**j. Sponsorships- Zack- no update**

- i. Ashley had idea of reaching out to other local businesses in our area Buckhead, beyond the businesses that touch the neighborhood

**k. Community Service- Jon**

**6. Other Business**

**7. August 16, 2023 Meeting-** need host; we did not nail down a host – still need to do that

**8. Adjourn – 8:26pm**