

## **PPCA Board Meeting Minutes- Approved Wednesday, June 21, 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- Fuller 7:14pm**

Steve, Fuller, Chris, David D, David O, Jonathon, Libby, Ashley, Emily, Alex, Katie

**2. Approval of Minutes-** May 17, 2023 Meeting Approved as amended- remove specific homeowner name and refer to as homeowner

**3. Officer Reports**

**a. President's Report- Steve**

- i. Welcomed Alex Fuller to the board. Alex will serve the remaining 2023 term as the Infrastructure chair
- ii. 2023 Annual Meeting and PPCA Board elections- meeting will take place on Wed, Oct 4
  1. Accelerated prep schedule
  2. Speaker? For July meeting – do we want to have a speaker? We do not need to have one.
  3. Intentions of current board members for 2024 service- inform by July 19, 2023
  4. Need 2 non-board members for the nomination committee
- iii. 679 Darlington Cir/EPA- from Maggie Ferry, On-Scene Coordinator, EPA
  1. Test results have come back and I have been in contact with Mr. Webster about his results due to special circumstances (results are still pending validation).
  2. I have not reached out to anyone else yet about their property status, but I am in the process of getting results letters written up.
- iv. Burke Marker- the Peachtree Park marker being manufactured; expect completion in next few weeks
- v. 610 Darlington Road- submitted a code violation complaint for excessively high weeds; weeds were cut on two occasions-yard looks much improved
- vi. 3121 and 3125 Piedmont Road Development
  1. Owner Rafi Jooma and developer Rob McKerrow were scheduled for a formal presentation to the SPI-9 DRC on Wednesday, June 7
  2. They had not met with the City planning department nor the PPCA board in advance of the meeting as required, so the SPI-9 DRC meeting was cancelled
  3. They have not reached out to the PPCA since
  4. An update was published in the June newsletter to residents

5. The following additional residents have expressed interest in becoming involved in future discussions on behalf of the PPCA- Jason Stevens, Joe Salome, Amanda Cvetic
- vii. Janet Butler inquired into the possibility of closing Martina to automobile traffic
  1. Most likely be difficult to get passed
  2. Jason Kendall has some other ideas to reduce traffic flow (right turns only)
  3. We can go ahead and solicit to close and see if strong interest – Libby will take on. contact Howard Shook’s office to help us with the process and what the steps would be. Get the barriers that can go down for emergency.
- viii. Highland Drive Parcel(s)
  1. A Highland Drive resident who asked for anonymity called to let me know that Charles McIntyre told him/her that Mr. McIntyre wants to acquire the parcels next to his property and is not planning to move- this is a different message from what he had previously communicated and is consistent with what he had communicated with Peter Davis
  2. I spoke to Charles McIntyre on June 16- he was curious as why the PPCA was concerned about his potential acquisition of the vacant parcels; I told him that we want to see the parcels remain as a green space and suggested that should he acquire the parcels that he look into the possibility of establishing a conservation easement that might reduce his tax burden and permanently protect the property from development
  3. Jason Abbott sent an email to Maria Wieters on June 19 asking about our PPCA board discussions at the May meeting; I spoke to Jason by phone- he was asking on behalf of Ursula McIntyre; I told him that Charles wants to acquire the parcels and that the PPCA wants them to remain as green space
  4. I sent an email to Michael Graham inquiring into the status of Mr. McIntyre’s claim to right of first refusal
- ix. Update documentation on PPCA Website
  1. PPCA Bylaws adopted in Oct 2022
  2. PPCA Minutes- Jan-May 2023
- x. 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**
  - i. 90% of our goal this year, better than last year
  - ii. Sponsorships at 84%, last year 68%
  - iii. 43.9% this year, last year 44.9% for expenses
  - iv. Insurance was \$800 more this year
  - v. Taxes are not filed, but we have an extension until September
  - vi. 50% on auto renew
- e. Parliamentarian Report- Fuller-** secured Alex Fulton to serve the unexpired term for the Board to serve as Infra-structure Chair
4. Committee Reports
  - a. **NPU- B/Zoning- Shawn Perez-** no report
  - b. **Communications- Libby**

- i. Ask for entries for new logo design
- ii. Sent 2nd Request to Non-Members on 5/24 to 278 residents- 70% opened the notice
- iii. Sent the Security Alert on Car Break-ins on Elliott & Timm Valley to 667 recipients- 70% opened
- iv. Had several conversations/interactions with both women who were managing the Tippy Productions catalog/commercial shoot on Peachtree Drive
- v. Sent communications to the neighborhood on June 2 to 671 recipients- 80% opened
- vi. Sent June newsletter to 671 recipients on June 9 to 671 recipients- 80% open
- vii. Delivered 2 yard flags

**c. Buckhead Council of Neighborhoods (BCN)- Libby- June 8 vis Zoom**

- i. Discussion on new commercial corridors patrols
  - 1. Supported by Buckhead Safety Alliance & Atlanta Police Foundation
  - 2. Not much support from neighborhoods- Why?
  - 3. Lack of responding or truly don't support? No financial commitment required.
  - 4. Many felt resolution that neighborhoods were to vote on was too vague and what was the point as the project had been started years ago and was moving forward regardless
- ii. Several members of BCN went to City Hall to meet with Commissioner and Staff regarding paving of Buckhead streets as this was addressed at our April meeting and PW confirmed the streets to be paved. Commissioner was not present at the meeting. 1/2 billion to pave Buckhead Streets. "They said it was going to be completed, but will it?"
- iii. Update on the cameras to be installed along major corridors around Buckhead that will have decibel monitoring capabilities to help combat loud cars.
  - 1. Decibel level can be programmed at various levels based on location
  - 2. MARTA now involved as want to use same cameras on BRTA lanes - high speed bus lanes. These lanes to have busses stop every 10 minutes along route. Commute times to be reduced by 25%
  - 3. Still years off
  - 4. Atlanta very far behind on these type of cameras as most major cities already have them in place
- iv. Discussion of summer meetings due to so many out of town - Zoom, in person, no meeting?
- v. Discussion of meeting formats for rest of year - guest speakers, topics to cover etc.

**d. Membership- Laura and Brianne- 270 members YTD**

- i. Activity from last month
- ii. Email to non-members to drive sign ups (got ~15 sign ups within the week)
- iii. Had a few additional sign ups after monthly newsletter
- iv. 25 folks renewed or joined since last meeting. Current membership numbers are:
  - 1. Regular - 114
  - 2. Security booster - 124
  - 3. Senior – 32

- v. Our revenue so far for year should be \$76,950 ~ 83% to goal (@Chris Heath can you confirm my math matches yours?)
- vi. Coming month's activities
  1. Got signs from Laura Miller and plan to clean them off/update numbers and post around neighborhood
  2. Come up with another activity to get more folks signed up – perhaps as part of marketing for end of summer block party? Another email blast won't hurt either
- vii. Action Items
  1. Refunds for folks who move – we had a resident request a refund halfway through the year. We allowed it this time, but should make a call on our policy going forward. Assume we will continue to refund folks who move prior to renewal period but forget to turn off auto-pay, but wouldn't want to allow the situation from last week to happen again. We should vote on policy for refunds & decide where information needs to be updated/posted for the same
  2. Pro-rating for new joiners/new movers – had a request come in. Can't really manage this in a controlled way from Membership works – allow it on a per-request basis?
  3. If turn on proration, it turns it on for all – no, we cannot do that.
  4. To get them in, use the senior rate, change it on the back end before renewal – from March on. Just on a case by case basis
  5. No refunds
- e. **Welcome/Newcomers- Maria-** no report
- f. **Security- Emily**
  - i. As some are aware we had several car break-ins early Tuesday morning May 23 on Timm Valley & Elliott. I've spoken with the residents who reported these incidents and all have been in contact with APD. I've also spoken with Pat Kane who is going to 1) ask our patrol officers to focus on this area as a hot spot and 2) get in touch with Z2 to see if they can assist with some drivebys when our officers aren't working.
  - ii. At what point do we send out communications when something happens
  - iii. What is the right quantity
  - iv. Depends on incident and severity
- g. **Social- Ashley**
  - i. Pool Party in Garden Hills - Planning this has been a struggle to say the least. Open to other easy ideas for a summer get together in July or should I focus on Back to School Party?- Not doing pool party
  - ii. Back to School Party Update- Aug. 19th is Date
    1. All immediate neighbors to the location have been notified.
    2. Band is Booked (starts at 5:30) Harrison Bounds plus friends - great top music covers and some originals.
    3. Inflatables are booked, I got a 40 ft obstacle course for the older kids and a combo jump/play park for the younger kids 5 and under. (starts at 4:30)
    4. Food Truck: Tres Jardines is Booked (starts at 4:30) - check out the drool worthy food on their amazing Instagram  
[https://instagram.com/tres\\_jardines?igshid=MzRIODBiNWFIZA==](https://instagram.com/tres_jardines?igshid=MzRIODBiNWFIZA==)

5. We need to decide who the party is open to and how to incorporate a membership drive at it.
6. Members only – include join today if they want to come
7. Wristbands to people to check if member
8. Food is not included
9. Also need to discuss Schools benefiting from the supply drive.
  - a. We have 2 schools
  - b. If people have other schools in mind, reach out to Ashley
  - c. Tell people where its going
- iii. What kind of Peachtree Park merch could we sell?
  1. Koozie
  2. Yard flags
- h. Landscaping- David O.**
  - i. Put together 2 benches for pocket park
  - ii. Found water at the entrance of Darlington
- i. Infrastructure- Alex- no report**
- j. Sponsorships- Zack- no report**
- k. Community Service- Jon- no report**
- 5. Other Business**
  - a. Parking in way of stop signs
  - b. Fiber bundle hanging at top of street – call 411
- 6. July 19, 2023 Meeting- Hyatt Centric Kaolin Room (second floor); Steve will be out of town**
- 7. Adjourn 8:51 PM**