

January 11, 2016
Morningside-Lenox Park Association
Monthly Board Meeting Agenda
www.mlpa.org

Call to order and welcome:

MLPA Vice President Rae Conlan called the meeting to order.

Approval of October / December 2015 Minutes:

A motion to approve the October 2015 Meeting minutes was made by Bob Silvia. The motion was seconded by Chuck Tobias. The Motion to Approve the October minutes was approved 9-0-0.

A motion to approve the 2015 December Meeting minutes was made by Bob Silvia. The motion was seconded by Sally Bayless. The Motion to Approve the December minutes was approved 9-0-0.

Zoning Report/Variances:

****V-15-385 - 1002 Cumberland Road**

Applicant seeks a variance to allow an accessory structure to exceed the floor area allowed of 30% to 70.9% of a main structure to allow construction of an accessory structure (a two-story garage). Per applicant, this would only be 35% of heated space for the second level of the garage which would be used as office space. Todd Stanton from Haygood UMC was in attendance and spoke that Haygood is not in opposition of the garage structure. Their concern is water runoff from the property/new structure in light of the close proximity to the church and previous sinkhole on Sussex; however; they have been advised that the structure should not negatively affect the water runoff and thus do not oppose the construction.

Bob Silvia made Motion to approve per the site plan dated 12-21-15 and that garage is not to be used as a rental. Kirk Rich seconded the motion. The motion passed 11-0-0

****V-15-402 1158 - Spring Valley LN**

Applicant seeks a variance to reduce the required east side yard setback from 7 feet to 5 feet to allow a second story addition to a single family home. The house is already built in the setback – they are just going up with a second story. No trees will be impacted.

Bob Silvia made motion to approve per the site plan dated 12-21-15, Sonny Jones seconded the motion. The motion passed 11-0-0

****V-15-260 - 1476 North Highland Ave**

Applicant seeks a special exception to allow a 6 foot high privacy fence in the required half depth front yard.

Bob Silvia made a motion to deny without prejudice. Bill Long seconded the motion. The motion to deny without prejudice passed 11-0-0.

Speaker:

**** Alex Wan:**

Alex Wan was in attendance and spoke on glass recycling in the City of Atlanta as Dekalb County has had some negative issues. The recycling contractor for the City of Atlanta (WastePro) does in fact recycle glass; however, they are currently not able to recycle broken glass. A company called Charm will recycle broken glass and they can be used as an interim solution until further notice.

He also updated everyone on the APS / Beltline payment schedule. The payment schedule was developed prior to the market crash and the payments initially constructed turned out to not be feasible

from a financial standpoint. For the past 2 years, they have been negotiating how to correct this. The City has recently paid \$9M to (\$4M of that is budgeted already, \$5M to come from a currently unknown source). Alex will be on the Zoning and Finance Committee in 2016 if any one has any specific issues regarding those.

Rae Conlan asked about the conversion of Monroe Drive to a 3-lane road (instead of 4-lane) – which would include one lane in each direction with a middle, dedicated turn-lane – just like Ponce de Leon. This style tends to be more efficient and safer with the added bonus addition of space for bike lanes. They are just starting the initial analysis to see if Monroe Drive qualifies for the conversion. If so, the money is already there to pay for it. There is also additional money in the infrastructure bond to sync the traffic lights as well – however, some of the lights are older and do not have the technology for the updates/syncing. There is a plan in the works to replace these. By 2020, all improvements should be well on the way due to the timing of the bond. Is ATT involved in the traffic light syncing (with its new Smart City platform)? Alex is not sure but will check on this.

Monroe Drive (in front of Ansley Mall) is repaved but not re-striped. This should be corrected shortly.

Introduction of the Board Slate for 2016:

Phyllis Wingo (co-chair of the Nominating Committee) was in attendance to announce the new MLPA Board slate. Phyllis passed out a paper showing the 2016 Board Slate (which is hereby attached). Phyllis discussed the procedure in which the Committee decided on the Slate. The Parks Representative position is currently still open but they are very close to nominating a representative.

If the By-Laws are revised and the new Board Slate is in any way out of compliance, Bill Long offered to step aside as Membership Chairman. Phyllis spoke that 2016 will be a transition year due to the possible revisions to the By-Laws and if anything is out of compliance with the new By-Laws, then these things will be taken into account for 2017.

Sally commented that Phyllis and Vern did a fabulous job of managing the Committee. She is very proud of the Board Elect and thinks there will be great things to come. Phyllis noted that from a best practices perspective, the by-laws may need to address both members of a “couple” being board members in the future.

The Slate for the 2016-2017 Board will be voted on at the Annual Meeting on March 7th. The meeting will be held at Morningside Presbyterian in the Fellowship Hall. The upcoming transition process/procedure from the old to the new Board was discussed.

Communications

Tom Coggin spoke regarding two items. First, we are overdue for a Newsletter. Second, the Newsletter is more interesting when there is interesting content. The MLPA conducted a survey earlier this year to assess the opinion of the neighborhood on what is most important to them for the MLPA. We have not yet posted the results of the survey to the neighborhood. Tom believes that the Survey results should be included in the next Newsletter (to be out Feb 1st) and that we follow the guidance of the professor (who reviewed said survey) when reporting the data – allowing Rae to edit the results based on the guidance from the professor's review. Tom made a motion to report the Survey results data in the upcoming newsletter based on the professor's review with Rae Conlan's editing. Sally Bayless seconded the motion. The motion passed 13-0-0.

Tad mentioned we could mention the survey is a “snap shot” in time and we can always do another. Chuck Tobias mentioned that the professor's opinion was very insightful for how the Board should conduct a possible second survey.

The next newsletter should arrive in homes at least 30-days prior to the Annual Meeting which is March 7th. Input for the newsletter is due to Tom by January 22, 2016. Chuck Tobias will talk to Hillside about their input to the Newsletter as they have expressed interest in being included. The Newsletter should be in the mail by February 1, 2016.

Speaker:

Carter Rude:

Carter Rude introduced himself and spoke about the very popular MLPA Concert Series – Carter heads this up and started doing almost 7 years ago with just a guitar under a tree. These events have gained more traction with more & more people in attendance. In order to have these events, Carter gets a permit from the City of Atlanta and portable bathrooms – with various other things of interest to the attendees like Food Trucks, face painters, movie night, Smores making, etc. He thanks the Board for their support and notes that now in addition to him, they typically have a 4-5 person band. Various students and kids from the neighborhood often play with them as well – or provide some entertainment during the band breaks. Carter just wanted to introduce himself and note where the MLPA money is going along with the other sponsor's donations (Boyton & Myrick, etc). This series costs \$8500 last year of which the MLPA typically funds \$3000. Members of the board noted that these events would be a great place to set up a MLPA Membership table to attract new members and Carter Rude offered to make an announcement at each performance encouraging attendees to join MLPA.

Sonny Jones made a motion to approve no more than \$3000 for Carter's expenses for the MLPA Summer Concert Series for 2016. Bob Silvia seconded the motion. The motion passes 12-0-0

Treasurer:

Chuck Tobias spoke about the December revenue. We ended the year with \$87,119 in the bank which is an increase over where we were last year at the same time. A 501(c)3 is worth discussing for the future of MLPA.

Bill asked about 3 payments in December for the Security Patrol that were all within \$100 of each other. Bill is curious if the security patrol provided the extra hours in December that we approved in November as the payments did not indicate extra patrol time. Bob noted that Ric Vazquez (head of the MLPA Security Patrol) only has a certain number of people under contract to make rounds - so he can provide as many hours as possible with the employees have the capacity. Bob will research and report back.

Membership:

Bill Long noted that we currently have a membership of 716 total (523 regular; 193 senior). Bill will begin to update the Board monthly on the membership status. Most renewals tend happen after the 3rd renewal notice is sent out – when there is one day left before expiration. Kevin Lyman notes that it would be nice to know the number of non-renewals per month in relation to how many renewals were expected that month. The old and incorrect membership information should be cleaned up by the beginning of 2016 – the transfer from a large, excel spreadsheet to MemberClicks has taken some time to weed out duplicate member names, addresses, etc.

The 2016 Membership Drive should coincide with the upcoming Newsletter and include a return envelope. The new roll out will debut the new tiered \$\$ levels of membership. In order to attract new members, Bill suggests we have an "MLPA Love Month" in February (which is the lowest renewal month of the year) and perhaps offer a discount of \$50/\$35(senior) instead of the newly instilled \$75/\$50(senior) tier for regular annual memberships. In addition, if we combine the Membership Roll Out with the next newsletter, we will save that extra mailing expense for other things – perhaps another postcard, renewal signs, etc. Most of the current MLPA renewals are in mid-April through June. Sonny mentioned that the new tiered pricing is technically a "discount" anyway – so maybe we shouldn't discount the new pricing right out of the gate. Discounts should perhaps be given at special events, etc that people are actually attending. It was suggested that instead of giving a financial discount during the month of February, we instead offer a 13th month free.

Bill Long made a motion to that people who join the MLPA during the month of February will get a bonus 13th month free. Kirk Rich seconded the motion. The motion passed 12-0-0

Bill Long made a motion to approve no more than \$1450 for MLPA advertising expenses for 2016 (signs, postcards, etc). Kirk Rich seconded the motion. The motion passed 12-0-0

Events:

Sonny Jones spoke about the date for the 2016 Celebration of Summer. This year, APS schools get out on May 25th which is the Wednesday before Memorial Day weekend. Due to the likelihood that people will leave early for the long weekend, it was decided to have the Celebration of Summer the prior weekend (either May 20th or May 21st which is the Friday or Saturday before school gets out.). Regarding the alcohol situation this year, suggestions were made to have a restaurant with a catering license host the alcohol sales/donations at COS.

New Business:

Chuck Tobias notes that MemberClicks can either be paid annually (\$4032) or monthly (\$375 per month) with a discount if paid annually.

Bill made motion to pay MemberClicks annually. Sonny Jones seconded the motion. The motion passed 12-0-0.

Charlie Nalbone brought up adding Edmund Park to the MLPA Security Patrol area which was also discussed in December. Currently they are a member of the Druid Hills Security but are interested in joining the MLPA Patrol instead. The Druid Hills renewal is in February so this is a time-sensitive issue. Bob Silvia noted that Ric Vazquez said to add an extra hour to the patrol shifts would be an additional \$20,000 a year. Chuck Tobias and Bob Silvia will re-evaluate this amount with Ric as it seems high. Charlie Nalbone noted that perhaps the Edmund Park Association should be charged a flat fee for using the MLPA Security Patrol. That way, their Association would be responsible for collecting the fees from the homeowners and would just give the MLPA one check. Rae noted that the vacation patrol requests could be put on the Edmund Park Association website (if they have one) instead of giving them access to the MLPA website since technically they would not be members of the MLPA.

Adjourn:

MLPA Vice President Rae Conlan adjourned the meeting.

2016 MLPA Board Slate:

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Secretary	Kevin McGlynn KevinMcGlynn@dorseyalston.com
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Committee Chairs

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Members at Large

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