

**June 8, 2015**  
**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 April 2015 Minutes:**

MLPA motion to approve the April minutes was made by Bob Silvia. The motion was seconded by Sally Bayless. The Motion to Approve the April minutes was approved 8-0-0.

**Liquor License Application:**

We Serve People, LLC dba Madre & Mason, 560 Dutch Valley Rd, Unit 100, Atlanta, GA 30324 – Mr. Todd D. Cavato requests approval of a liquor license as the new owner of the previous Cous Cous restaurant space. Madre & Mason is a Latin-Spanish inspired restaurant with a Southern twist – they projecting 75% in food sales. Hours to be 5:00 to 11:00 Tu/Wed/Th and 11:00 to 11:00 Fri/Sat.

A Motion to Approve the new liquor license was made by Bob Sylvia. Lynn Ayers seconded the motion. Motion to Approve the liquor license was approved 9-0-0.

**Zoning Report/Variances:**

**\*\*Z-15-019 – 1866 Rock Springs Road**

Applicant (request property to be rezoned from R-4 (Single Family Residential) to PD-H (Planned Development - Housing). The 3 homes will face the street but will encroach into a 75 foot stream buffer variance. The plan includes having the east side of the site get a conservation easement and therefore would not be able to be developed. The density of the site will actually be reduced as well. Dr. Lou Shepard, a direct neighbor to the project, spoke of his approval of this project plan – calling it the most responsible plan he has seen for this site. Another neighbor Cory voiced her approval as well.

Motion to Approve per the site plan dated 6-8-15 was made by Tad Christian. Lynn Ayers seconded the motion. The Motion to Approve passed 9-0-0.

**Security Committee Report**

Bob Silvia notes that a security report will go out soon.

Guest Speaker Phyllis Wingo, a Street Captain, is asking the MLPA to send out the Security Report update to all the Street Captains. The Street Captains would like to have access to this email as well as they feel they can help keep neighbors safer with this information – which is public information. Safety is a concern for everyone. The Captains do not know who is a member of the MLPA on their street. Several ideas are using a trial period to see if people no longer join once this information is released, using levels of Membership, etc. Bill Long noted that this may be a good way to market the MLPA to neighbors that aren't members and would support this for year to see how it works.

Tad Christian made a motion to forward the Security email to the Street Captains for a period of one year and allow them to forward it to the neighbors on their street - we will revisit in one year – June 2016. The Security email wording may be revised to include more MLPA marketing language. Rae Conlan seconded the motion.

The Motion was Approve passes 9-0-0.

**Membership Committee Report**

Bill Long would like to do more research on having a membership tier that doesn't include the security portion. He would like to see further discussion on this. We ask Chuck to pull the numbers and see how much the Security patrol actually costs on an annual basis. Lynn would like to review a Profit & Loss statement every month. Susan noted that the Board used to receive this but had gotten away from it with the President prior to Carmen.

Bill Long made a motion for the Treasurer to provide a financial report every month. Lynn Ayres seconded the motion. Motion was approved 8-0-1.

Bill Long made a motion that he would like to create a survey to discover what is important to the Members neighborhood in addition to Security already provided (using Survey Monkey or possibly MemberClicks). Sally Bayless seconded the Motion. The Motion was Approved 9-0-0.

### **Treasurer's Report**

Chuck Tobias was unable to attend but Tad reported on his behalf. The current MLPA balance \$102,841.31. The Celebration of Summer basically broke even with Revenue of \$14,485 and Expenses of \$14,435.49.

Bill Long makes a motion to have Kevin Lyman provide the legal rationale of the COS alcohol process in writing. Lynn Ayres seconded the motion. Motion did not pass 3-1-5.

Bill Long asked that we add this discussion to the Agenda for next month.

### **Parks and Monuments Committee Report:**

Sally Bayless noted the monument at East Pelham and Piedmont has been fixed. John Ayers has been helping Sally with other monuments. There is a lot of interest in our parks. Rick Flynn, who lives near Sidney Marcus Park, designed the plan for the circular landscaping in the park and is now willing to help. At the suggestion of Park Pride, he is willing to research forming a "Friends of Sidney Marcus Park". Through Park Pride, the MLPA could have separate accounts for different park projects and people would be able to donate to those specific accounts online, etc. There are a number of concerned neighbors about the South Fork Conservancy (who is building connecting trails through Morningside to Zonolite). Sally is in discussion to make sure the Neighborhood's opinion will be considered.

### **New Business**

Lynn Ayers brought up D&O insurance for the Board Members. Lynn will send an email to Carmen to follow up on the information.

Lynn would like to make a motion that we institute a D&O liability insurance policy to cover the Board members that we believe to cost \$1000. Sally Bayless seconded the motion.

The Motion was Approved 9-0-0.

A discussion arose about communicating with Kay Stevenson of the Virginia Highland FBAC about our membership numbers and security costs. The group was fine with this.

### **Adjourn:**

MLPA Vice President Rae Conlan adjourned the meeting.