



MORNINGSIDE LENOX PARK ASSOCIATION

Monthly Board Meeting Minutes July 10, 2017

Call to order and welcome:

Sally Bayless called the meeting to order.

Board members present: (*strikethrough indicates not present*)

President - Sally Bayless	Neighborhood Watch - Phyllis Wingo
Vice President - Charlie Nalbone	Parks - Julia Payne
Treasurer - Lynn Ayers	Security Patrol - Kevin McGlynn
Secretary - Drew Gandy	Traffic - Sharon Ferguson
Communications - Marti Breen	Zoning - John Ayers
Education - Amanda Strawser	At-Large 1 - Chase Horner
Events - Jeff Rolsten	At-Large 2 - Alex Munoz
Membership - Sonny Jones	

Minutes of the June meeting were approved 10/0/0.

Treasurer's Report:

- MLPA currently has \$125,000 in the bank account, and has raised \$76,908.68 through membership dues this year. which is \$19,000 less from last year to date . The MLPA took a loss of \$3,000 on the Celebration of Summer event due to the rainout (although excess food was sold and otherwise donated to the In Town Ministries program). See attached financials for further information.
- Increase in expenses due to renovation of monuments and increased security patrols, due to paying more per hour than last year as well as having extra patrols.

Membership Efforts:

- There was as discussion as to how to increase and otherwise make membership enrollment easier for the neighbors.
- Marti Breen agreed to explore options to permit auto-renewal memberships

Miscellaneous Matters:

- *Noble Park Master Plan.* Will Hazleton, Annie Christopher, Daniel Calvert and Martina K. appeared on behalf of the Friends of Noble Park to discuss the master plan for Noble Park in conjunction with the City of Atlanta. Currently, the playground equipment is very old and overgrown or otherwise dead vegetation dominates the landscape. The plan calls for replacement of the playground with new wooden playground equipment by a company that is approved by the City of Atlanta, along with ADA and stroller access. A

survey of the park was also performed to better understand the park's natural features. The steering committee for the Noble Park renewal has already met once. Currently there is not a budget for the project, however in August Friends of Noble Park will apply for a grant to assist in covering the park renovation expenses. The City has committed to maintain the landscaping of the park. See attached for further information on the proposed plan.

- *Master Planning Committee.* Charlie Nalbone led a discussion on pursuing neighborhood design guidelines (which are not as restrictive of historic district regulations) and as to whether the proposed master planning committee should focus on both master planning and traffic planning (e.g. traffic reduction) or whether such efforts should be tackled separately. Both Candler Park and Virginia Highland have begun their own explorations into neighborhood design guidelines (although such efforts are stalled while the City of Atlanta considers changes to the zoning ordinances). Pricing for such planning depends in part on how intensive the traffic planning efforts are. By way of example, Virginia Highland spent \$50,000 on its master plan, of which \$10,000 was earmarked for addressing traffic issues. It was anticipated that a plan for the MLPA would cost \$65,000, with \$25,000 - \$35,000 being for a traffic plan. The main costs would go to design standards for residential infill, cut through-reduction and traffic slowing, and addressing neighborhood commercial node limits. Such efforts would take almost a year from initiation to approval. The committee is seeking members to assist with the process.
- *Lots for sale on Cumberland and Wessyngton.* There are currently three parcels for sale at Cumberland and Wessyngton, although the plat reflects it is currently only one lot and there is a single residence on the property. The board discussed whether replatting and dividing the land into three separate lots and if the creek would restrict the developer's ability to divide the lot as planned. Mr. Nalbone agreed to look into the zoning ordinances, including frontage and creek setbacks.
- *Executive Committee Meeting.* Sally Bayless will set a date for a future MLPA executive committee meeting.
- *School Board Campaign.* Rashida Winfrey, a candidate for School Board District 3 appeared to discuss her campaign.
- *Celebration of Summer.* The board discussed how to address a rainout of the Celebration of Summer in the future.
- *MLPA 501(c)(3) Process.* Drew Gandy will continue to explore the MLPA establishing a 501(c)(3) entity to receive tax-deductible donations from neighbors.
- *District 6 Campaign.* The District 6 Candidate forum will be held on Tuesday, September 19, at Rock Spring Presbyterian Church. The forum is being held with the neighborhood associations of Piedmont Heights, Virginia-Highland and Lenox. Please

send questions for the candidates to Mrs. Breen.

Meeting Adjourned.

