



MORNINGSIDE LENOX PARK

ASSOCIATION

Monthly Board Meeting Minutes

September 11, 2023

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

President – Donald Campbell
Vice President – Rob Schuler
Secretary – Brandon Dhande
Treasurer – Marc Tammes*
Membership – Sarah Chatel
Security – Phyllis Wingo
Parks – Micah Coleman

Webmaster – Grant Davies
Events – Ryan Murphy
Zoning – Rebekah Falkler
Legal – Josh Kirschner
Communications – Marla Johnson
Licensing – Ashley Milam
Public Affairs - Michael Parkerson

Call to Order and Welcome

Don Campbell called the Zoom meeting to order and opened the floor to discussion topics.

Initial discussions included:

- The Board unanimously approved the August minutes.
- Councilmember Alex Wan provided the following update:
 - Regarding the Beltline, Northeast trail near Piedmont Park started. The Park’s carriage trail is closed for construction. This is good news for Monroe Road Complete Streets: more progress should be made in the next year for planning and construction for traffic mitigation measures in 2024.
 - Discussion about upcoming roundabout at Johnson/Lenox and improvement of the Pelham roundabout.
 - Questions about Atlanta Police Training Center answered by Councilmember Wan.
- Resident Robin Deutsch Edwards presented:
 - Residents have discovered a racially restrictive covenant applicable to homes near Bonnie Lane. Plat was recorded in 1940, with enumerated covenants: “No lot to be sold or leased to persons of African descent.” These restrictions are unlawful but remain on the record for these lots. Effort to develop a supplement to the development plat, for homeowners to approve and nullify the restriction.
 - Unanimous vote by Board (sense of the Board) to encourage efforts by community members to nullify the restrictions.
 - Susan Lin, Board of Midtown High School Foundation, joined to share:
 - Mission to support long term investments in the school and community.



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- Organization has conducted optional Saturday school sessions, which support over 1150 students who need extra resources. Presentation of other efforts and opportunities by the Foundation. Request for donation in support of initiatives.
- Context from Marla: Typically we have donated to PTA in the Midtown cluster schools, not foundations.
- Brandon updated on open Board positions for 2024.
- Rob: we are working on plans for a Volunteer Appreciation Event. More to come.

Committee Updates and Discussion

- Zoning Topics:

- Savi Provisions: Greg Pridgeon, consultant for Savi Provisions, presented to the Board. There will be no patio or serving of spirits on the external patio. Alcohol consumption will be off-premises, like at the Inman Park location. Next steps for MLPA: the Savi team has agreed to items that MLPA has asked of them. Motion to support waiver of specialty food store: approved unanimously by Board.
- 1153 Reeder Circle Application: Seeking reduction in side yard and rear yard setback. Zoning Committee did site visit. Zoning Committee recommended approval of the application; voted by Board for unanimous approval.
- 1073 Cumberland: Mark Arnold presented for the homeowners, describing the intended plans for the garage relocation, to make it a carriage house. Zoning committee recommended deferral. If applicant wants to move forward, NPU will move forward up or down and may not defer. NPU will hear from neighbors at their meeting. Further discussion about deferral and concerns about water management regarding the subject property. Unanimous vote to approve deferral of matter to next meeting.

- Alcohol Topics

- Ashley provide the update:
 - Whiskey Bird is processing a change of agent application. Motion to approve change of agent, voted by unanimous board.

- Events Topics

- Ryan provided the update:
 - Upcoming email update to the Board regarding Gala plans and ticket sales.



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- Only 50 registrants for Pickleball tournament. Under consideration for other options on how to proceed.
- Monster Dash enrollment is 181 registrants; well-received. Enrollment looks great.

- Membership Topics

- Sarah provided an update:
 - Sarah's team sent a postcard reminder regarding new/lapsed enrollment for members.
 - Tour of Homes: excitement in neighborhood about the idea; more to come soon.

- Security Topics

- Phyllis updated the Board:
 - Instead of having individual memberships from townhomes and condos, we could charge a fixed amount, billed once per year, to the HOA. Don't need to approve the concept tonight but we can send out an email to townhome/condo HOA presidents and individual members to say: this is what we are thinking about doing, what do you think about the idea, does this sound like something you would want to do, and use that information to make plans for 2024.
 - License Plate Reader (LPR) Campaign going well; Phyllis received several recent donation checks. We are within \$2k of buying first two new cameras, with donations from Councilmember Wan's office. Upcoming dine-out to support LPRs at Doc Cheys on October 23 and 24. Donation of \$530 from recent event at Whiskey Bird; fantastic result.
 - Video in progress of Morningside Patrol and their good work for our community.
 - Neighbors for Action: discussion about request for gun safety initiative having a booth at Concerns in the Park. Concern that we shouldn't be involved approving political-related action during Concerts in the Park. It is a public space.

Parks Update

- Micah updated:
 - Discussion of works project September 23 for Lenox Wildwood. Upcoming project to remove invasive plants.



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- Don met with pressure washing company to clean monuments, who turned him down on request. Request for other ideas for companies who can help with monument cleaning.

- **Communications Topics**

- Marla updated:
 - Working to organize Board coverage for events and sign-ups to ensure .
 - Reed Pollack and Marla met with Piedmont Heights Alliance to discuss 311 Task Force, which tracks 311 tickets and how this was established.
 - Piedmont Heights Alliance is very involved in Cheshire Bridge. Working on efforts to make Cheshire businesses more enticing and fix 311 issues on Cheshire. Early brainstorming on how to work with Piedmont Heights Alliance on these issues.

- **Concluding notes:**

- Don thanked the Board and concluded the meeting.

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