

## MINUTES OF DHCA BOARD MEETING HELD JULY 17, 2019:

### IN ATTENDANCE

Officers: K. Eisterhold, C. Liggett, A Wallace, J. Giegerich.

Past Pres./Ex-Officio: B MacGregor, C Vandenberg, J. Critz, J Richardson

NPU/N:

Div Chairs: M .St Louis, D Engle, R Nelson, Y Weatherly, D. Engle, S. Thornton, S.Mathias, S. Misner

2019: R Atkins, T. Roeser, P Moise, A Silverman, D Winston

2020: R Benfield, R. Hughes, J Jones, S Sullivan, L Van Gelderen

2021: T Blalock, M Herold, W. Tomlin

Guests: Tricia Elam, Nan Loftis, Scott Riley, Mark Bercosin?

June Minutes were not approved as there were questions regarding the insertion of comments from Jennie Richardson. Discussion was held whether it was appropriate to insert those in the minutes. Approval was deferred to August Meeting of DHCA Board.

An announcement was made that DHCA is sponsoring a Book Signing by Jennie Richardson & Sue Sullivan who have authored a pictorial history of Druid Hills that has been published by Arcadia Publishing. The date of the event is Sunday, September 8, 2019 at the Bridal Pavilion of the Frazer Center from 4:00-6:00 pm. Books will be available to purchase for \$21.99.

- TRANSPORTATION COMMITTEE – Mike St. Louis reported that a sub-committee met on July 2, 2019 to review the Bike/Ped Study Report as submitted to DeKalb County by Kimley Horn consultants. This sub-committee meeting was well-attended and will meet again in early August.
- TOUR UPDATE
  - Steven recommends that in his six year of doing the tour a best practice is having co-chairs vs. a single chair
  - We have asked John G and his wife Stephanie if they'd consider being co-chairs; John has good event experience, for instance the BB&T Open
  - We need some other folks to help Kit with sponsorships
    - It takes three people to reach out
  - Kit is still working on closing Emory Village to host a concert

- The gala is May 3<sup>rd</sup>
  - We had to avoid Plein Air and the school breaks
  - We have Callanwolde reserved for the gala
- FINANCE – John Geigrich
  - The first thing to note is we'll have over \$200K between BOA and BB&T when the fiscal year ends in August
  - We've been in good shape the past couple of years and will be again this year
  - Net Surplus Deficit:
    - \$634 is our projected surplus
    - Our objective was to build the reserves by \$17K and have \$10k left
    - The idea was to say that the budget should reflect what is important to you
    - As a result we decided to go for zero balance and spend the money
  - Membership Dues and Donations:
    - We'll make \$31K net (income plus expenses)
    - We are ahead a little on this
    - We will budget flat for next year
    - We're hoping to drive \$35K in revenue, but we'll spend some money recruiting as well
  - The second and only other meaningful source of income is the tour
    - Just over \$57K on tour
    - Budget was \$55K
    - \$80K in income less sales tax and other stuff
    - We are bullish on the gala and restoring its glory
    - One big reason we did so well on the tour this year is that we didn't have the tour
  - Yard Sale = \$0 bc we donate everything we make at the yard sale to Fernbank elementary
    - This decision was just made at the last board meeting
    - We made \$675 on the yard sale last year
  - \$84500 in budgeted incoming, this is net on everything
  - General and administrative expense is just below \$17K
    - Accounting firm
    - D&O insurance
    - Liability
    - Credit card processing
    - Storage costs
    - Receptions and meetings (the annual meeting)
    - Plus Miscellaneous
  - Communications
    - IT services = \$500
    - Wild Apricot and hosting fees = \$2000
    - We need to find a way to permanently, safely, securely store our data

- We'll look in to cloud storage for next year; we need a way to store this and we've budgeted some money for this
- Community Activities
  - We've budgeted \$3500 in other but not sure what that was for
  - For next year we're allocating \$2500
- Historic Preservation, Zoning, Transportation, Land Use
  - We should budget some money to address some of the issues arising in the neighborhood such as the connectivity study
- Public Safety
  - We had \$1500 budgeted this year
  - We spent around \$1100
  - The Public Safety committee will explore and present ideas for the \$10K budgeted for next year
  - We've seen other areas install their own Flock cameras
  - We are exploring approaches to expanding services such as this, for instance, the area that wants the cameras ponies up half and the DHCA covers the other half
- Sue comment on Tour
  - We could use help staffing this; it's where the money is coming from
  - I could use help with home selection and everything else
- Parks, Greenspace and Watershed
  - Our budget this year was \$6200
  - Half of which was for the twittens which we ended up not spending bc this turned out to be a bigger project than we anticipated
  - We therefore spent no money this year
  - \$2500 for Lullwater roundabout – needs to be replanted
  - \$5000 for walkways and twittens; we know this won't be enough to do everything
  - Should we consider a fundraiser to raise money for the twittens? Perhaps we could funnel donations through the 501c3
  - John: I think about the main three between Oakdale and Springdale but there are many more in the neighborhood
  - Traffic Islands: we spent nothing on this this year; we budgeted \$1000
  - This won't bring to life all of the traffic islands but it would improve them
  - What is a traffic island? What's the difference b/t this and the Lullwater roundabout?
  - There's the one at Clifton and East Clifton
  - Any piece of property in the middle of the street that isn't kept up by a homeowner
  - \$6500 of other
    - Alida suggested donating more money to OLPA for maintenance
    - We give them the most already at \$2500

- We have lots of greenspace in DH that includes the linear parks
  - John recommends having a group that decides how we spend whatever money is allocated to this
- Parks Greenspace and Watershed: if it exists with the DH community, then we should have a group that stewards this and provides one holistic decision point
- For the schools: we gave \$1000 to each this year and have allocated the same to each school for next year as well
- The Fraser Center and St. John's Lutheran Church both get \$1500 a piece as a thank you for their support
- Freedom Park = \$1000
- EVA = \$2000
  - We give them \$2000 and they give us \$2000
- \$2500 for OLPA
  - They support the tour by taking shifts at houses
- Alida: could we discuss this?
  - Yes, this is a proposed budget says John
  - Alida: I also put in a request to maintain the preservation organization memberships; for the national assoc of Olmsted parks alone is \$500, there are others
  - Steven: these are likely under "Unassigned"
- There is \$12K in unassigned
  - WE budgeted \$22K this year and we aren't going to come close to spending this
  - We should have more discussion around spending regarding this
  - We should have a plan that is more focused on making meaningful donations to institutions that support the fabric of the neighborhood
- Alida: could we consider at least \$500 - \$1000 for maintenance?
- John: would you like to serve on this committee?
- Alida: Of course!
- John: we'd like this committee to get input from the neighborhood and then bring recommendations to the board
- Anne: Our fiscal year begins Sept 1
- Our ask is that the board review John's proposed budget
- We'll vote on this at the next board meeting
- The committee will have jurisdiction over how funds allocated to their areas are spent
- Jennie: I've received word from the OLPA folks that the joint picnic that DHCA and OLPA have done won't be repeated again this year
- Steven: OLPA sent notices for meetings but they were never held
- Kit: I offered to help Gail Worldoff (?)
- John: what I think we need is some feedback on the general budget

- Does operating just above break even given that we have a cushion make sense or are folks opposed and think we should have a surplus?
- Phil M: Spend the money
- Alida: it can be hard to find people to step up to do the work
- John: there is not enough communication to DH residents about what the DHCA does, how what we do improves their lives
  - At the end of the day the Civic Assoc and the board owe to the neighborhood to have a process to go out to the neighborhood and seek input and provide it
- Alida: the division chairs need to step up to recruit folks to serve on committees
- What is the plan to get community input?
  - Harriett and Renee and Kit are talking with a consultant
  - Chris: we are looking to align internally first, identify and agree on mission and goals first
  - Steven: we need to find what the neighborhood wants and then move from there
  - Phil: The consultant will help the group determine steps 1, 2 and 3
    - Where is this in the budget?
  - John: it's not in this budget
    - Whatever money this would cost, this is the investment in our \$200K
    - This is a strategic investment
  - Kit: it would help us getting our house in order
    - This could really pay dividends
    - Could help with connecting with public and eventually with fundraising
  - In order to serve on a committee you don't need to be on the board, but you do need to be a member of DHCA
- JOHN: since I heard no objections to going at the budget at break even
  - Is there anything on this proposed budget that you think is wildly off the mark?
  - Bruce: what happens when money doesn't get spent?
  - John: the reason we would keep a good part of the reserve we have today is we know future issues will arise
    - One of the reasons we might not have spent it this year is bc we put it into unassigned and no one was over it
    - If we had folks overseeing this perhaps we would see more activity
  - Having members who aren't on the board on committees will help guide our spending strategically would help
- Mike: why wouldn't we budget for a consultant?
  - Jan: it wouldn't be ongoing
  - Mike: perhaps it should be

- Chris: the budget we've been discussing at the EC meeting is not a line item budget
  - We're not saying that this amount of money must be spent here or there
  - There are two basic categories:
    - Income (gala and tour)
    - expenses
  - We've all agreed that we want to operate in a balanced budget mode
  - The budget is only a representation of our organizational intent
  - I suggest using the budget to monitor progress toward our goals
  - If we see that only half of the money we've put toward something has been spent we should check in with the group overseeing this area
- Phil: if we include \$10K for a consultant, we need to circle back around and decide what we're taking out of the budget in order to spend this
  - Mike: we have \$12K unassigned
  - We just went through this process of dedicating some dollars to some strategic areas
  - John: you raise a valid point
    - The EC's point is that our view is that every year we should be communicating to members how we're spending their dollars
    - Our intent is to spend it in constructive ways
  - Steven: the investment in a consultant will come from the reserve
  - Anne: You have until the date of the next EC meeting (August 14<sup>th</sup>) to comment
    - Send to [treasurer@druidhills.org](mailto:treasurer@druidhills.org) and/or [president@druidhills.com](mailto:president@druidhills.com)
    - The EC will review on 8/14
    - The full board will vote on 8/21
- Donation Request for Freedom Park Conservancy for \$2000
  - Alida: Is this over and above the \$1000 share per year that we are obligated to provide?
  - Anne: we haven't actually done this every year
  - Alida: can this board actually vote on this? At a previous meeting I got the impression all we can do is vote for a representative
  - Phil: this is just a donation request like any other donation request
  - Alida: I don't view this organization as the same so I will choose to abstain
  - Phil moves to
  - Bruce: what's the money for?
  - For improvements to the park says Kit
  - John: an example, just like with EVA and OLPA, you take the art exhibit where they did virtual recreations of historic houses that are now gone

- Steven: Kit and I are looking at doing some cross-marketing to promote; esp the tour
  - How do we reach out to support each other? Could we get a mention in their newsletter for the tour for instance?
- Kit: hoping to build some bridges to the FPC
  - I hear your concerns about diffusing efforts
- Mike: we have a budget for \$1000
- Anne and John: the EC recommends \$2000
  - John: we did the same thing for ST. John's Lutheran church
  - Alida: what about the schools?
  - John: we agreed to spend to budget, we have the ability to spend \$1000 per school vs. \$500 so I support this
  - Alida: Has any other organization turned its back on its mission?
  - Steven: what do you mean?
  - Alida; you weren't at that meeting
- Kit: invites Alida to call him to discuss further, he'd like to hear Alida's perspective further
- Kit: we have a motion
- Stephen seconds
- Three folks oppose the motion
- One abstains
- All others approve
- Motion carries
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- Flock Safety and Street Lights – Kit
  - Kit and Anne met with Flock on 7/15/19 in response to the paragraph Anne wrote in the last DH news
  - A couple of residents expressed interest; one is from Durand Mill
  - Mr McMulland asked how many cameras would be needed to encapsulate the By Way
    - Because of what we already have the By way is protected going out in each direction
    - Flock proposes three new cameras
      - Lullwater
      - Oxford
      - Briarcliff
    - Phil: has Thea and the Public Safety committee been involved in this?
      - Thea: I'm a little surprised this is on the agenda tonight
        - I have mixed feelings about the Flock
        - I am not sure we have adequate data on whether it's accomplishing its main priority which is deterring crime
        - We've been quietly tracking the Flock

- Before we get gung ho on the Flock I'd like to go back to the original communities that put this in place
  - Right now the flock is not directly attached to DeKalb County Police cards
  - Anne says they have now, they passed it
- Thea presents a theoretical example; if someone obscures their license plate the flock camera cannot pick it up
  - I'm doing a lot of research quietly
  - They claim to cut crime 20-50% in the neighborhood
  - On Cornell – Ellen says they're not sure if they'll sign up again or not
  - I'd like to go back to the original communities and ask if they'll sign up again
  - If we're going to push Flock cameras we need to understand if they work
  - Steven: when you come up with new technology it will deter for a time but criminals will always find a way around it
  - Thea: a good percentage of the cars are committed with stolen cars
  - John: Thea, you made a good point; we're not voting on Flock cameras tonight
    - This should run through the committee; Justin is the point person on the committee for Flock cameras
    - If the safety committee recommends something different then bubble it up
    - There is a private homeowner who might rent his own three cameras
  - Chris: Cory Booker – “In God we trust: all others must bring data”
    - I agree we should monitor the data to be sure this is an effective expenditure of our money
  - Kit: I think the board would be very interested in seeing the results of your research
  - Thea: we don't want to push a product unless we know this truly benefits the community
    - We need to have the data to ensure that this product is working the way our community wants it to work
    - This is my biggest concern
    - I'm asking for more time to research and understand
    - I'm not against it but I'm not 100% onboard yet
- Kit:
  - There will be a feasibility study for speed cameras on Ponce

- DHCA doesn't have a big role to play with this
  - We'll just endorse or not
  - STREETLIGHTS
    - Not a whole lot to report
    - Have been in touch with Patrice Keeter
      - Thea, Mark G, Leon VG
        - Oakdale, Springdale, Harvard , Emory, N Decatur and the north end of Oxford
        - Historic street lights like those installed on Oakdale south of N Decatur
        - They have a softer light, very appropriate
        - When my US flags got stolen the only place they weren't is where the cameras were
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- DeKalb Land Use
  - Rezoning application for three lots north of metro church
  - Elegant homes LLC
  - Paid 750, 850 and 1.25 M for some "beat up ranches"
  - MR2: multi family
  - There are none of these on the east side of Briarcliff
  - Two of the affected homeowners are Elena Parent and Marshall Orsen
  - Got in touch with the Land Use Attorney
  - Have Allan Ballard on point
  - Would like to move to oppose the rezoning
  - Motion passes
- LDPC: 832 Springdale
  - Illegal tree removal a couple of months ago
  - Including a champion tree
  - What he communicated to us was reasonable; what he's done is way beyond reasonable
  - He's cut at least three trees illegally including one champion tree
  - He's been fined for this
  - We've also noticed that all the windows and doors have come out of the building; I went through this myself when I sent them off for restoration
  - However then I saw a delivery of brand new windows
  - He threw away the original windows and ordered all new ones
  - The original windows weren't even in that bad of shape
  - He never indicated that he was going to take out all the original windows along the front and the front two sides; no matter what he didn't have approval
  - The UDC has issues a stop work order
  - However you might see some work still going on
  - They have allowed him to secure the property, apply the roof and one other thing
  - This is pre-WW1, 1915 or 1916

- Phil: that's why he's trying to keep the committee out, that's why he's putting up a fence
- Jan: I just walked onto the property trying to find him any number of times
- He's a contractor that lives in Morningside who told Jan that yes he intended to follow everything
- They discussed the garage, that it is not part of the historic property, was newer, and therefore fell under other regulations
- Our committee cannot issue the stop work order but we can inform the UDC who can issue the stop work order
- The golf club: we have given them approval to re-do their swimming club area
  - The pool is not regulation so they can't hold meets
  - They are going to reconfigure the pool to make it regulation length
  - Will redo the pool house to accommodate visiting teams
  - Adding a second pool
  - The current pool
  - Mark: there's a piece of property behind the 9<sup>th</sup> green that is unused
  - Jan: they are adding a second pool so that members
  - Between the entrance and the golf course and will be a story above Clifton road
  - Only a corner of the club is in the landmark district
  - A 100 foot setback is required bc they have a Clifton road address; it's considered their front yard
  - Landmark committee said we never support variances but we didn't oppose this one bc we didn't feel it would significantly affect the neighborhood
- Emory: NPU-F
  - Emory is moving away from parking
  - They will try to incent use of public transit, satellite parking
  - Bruce: there will be a 1200 addition to the Clairmont deck and changes to the shuttles
  - Emory Healthcare is driving most of the building; this is not really the university
  - Most of Healthcare is expanding in executive Park at N Druid Hills and 85
  - The NPU redirected us to DeKalb County
  - They are positioning it as increasing open space; Bruce is looking for some numbers on this
  - Bruce: even though we pretty much got shellacked, it's beneficial for us to come to these meetings to get to know the people, understand the process
  - They need to know that DH is there and watching
  - Steve: this particular NPU is very receptive to us; Debbi is very receptive to us
  - Bruce: they are very sensitive to what civic associations want; they will usually support the position of the civic association
  - Darrin: the logistics are difficult bc the NPU meets just two days before this meeting

- Darrin has a vote in the NPU meetings