



Date: Thursday, July 27, 2006

Time: 07:30 pm

Place: Westminster Presbyterian Church

Attendance: As reflected on the attached Sign In Sheets

Welcome

President, Sheila Segal, welcomed the LVPCA membership and invited guests to the third quarterly meeting of this year.

Security Patrol

Detective Sergeant Dan Brignone and Detective Shane Stanfield, of the LaVista Park Patrol, gave a brief report on the status of crime and crime prevention efforts in La Vista Park.

Sergeant Brignone advised the membership that since the last quarterly Association meeting a house on LaVista Road was burglarized and some valuable items were reported as stolen, and an empty house on Bernadette Lane was broken into. Sergeant Brignone reported that the DeKalb County Police have made two arrests of suspects who may be responsible for one or both of these crimes. The police are still investigating the incidents.

Detective Stanfield provided some details about both the burglaries. Officer Stanfield asked every resident to keep a watch and report anything suspicious by calling 911.

Sergeant Brignone fielded several questions from the floor related to security issues and concluded the Patrol report by reiterating the need for all residents to be active participants in the crime prevention programs in place at La Vista Park.

Secretary

Melinda Marbes gave the Secretary's report. Melinda advised that the draft minutes of the last quarterly meeting were made available to the membership by publication on the website and that hard copies were also made available before the meeting. Melinda opened the floor to suggested changes but no members suggested changes to the minutes. Thereafter, a motion was made to waive reading of the minutes and approve the minutes as drafted. The motion was seconded. There being no further discussion, the membership voted to approve the minutes as drafted.

Treasurer

Mike Snider, the Treasurer, gave a report on the financial condition of the Association. Mike reported that year to date through June 30, 2006, the Association generated revenue totaling \$39,692.60, incurred and paid \$28,733.51 in expenses and had net income of \$10,963.31. Mike stated that the net income was expected because this time of year the Association generates most of its revenue from collection of association and patrol dues. Mike announced that copies of the financial statements for

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the period from January 1, 2006, through June 30, 2006, were available at the back of the meeting room and can be inspected at any time upon request with reasonable notice. A copy of the current financial statements will be attached to these minutes and placed in the minute book of the Association.

Registrar

Ray Louis, the Registrar, reported to the Association that the LaVista Park neighborhood consists of 642 single-family homes. As of the end of June 2006, only 232, or just over 36%, of the single-family homes subscribed to the Security Patrol.

Neighborhood Watch & Security Patrol

Marcus Caltagirone, the Neighborhood Watch & Security Patrol Coordinator, stated that the Neighborhood Watch is working well but that we need additional residents to volunteer to serve as block captains and to get additional resident signatures to win recertification from DeKalb County as a Watch neighborhood. Marcus also reported that we need to increase the number of households subscribing to the patrol as that will allow us to increase hours of coverage, which is the real security in this neighborhood. Marcus encouraged folks to get involved and asked residents to sign up to serve as Block Captains or volunteer in some other way.

Appreciation Award

Sheila Segal announced that she wanted to award a Certificate of Appreciation to a long-time member of the Executive Committee who has faithfully served this neighborhood by representing LaVista Park in many important zoning and traffic related matters. Sheila detailed the work and accomplishments of the Zoning Coordinator, Gene Schmidt and then asked Gene to come forward. Sheila presented him with a Certificate of Appreciation to recognize and honor Gene for his outstanding achievements and his tireless efforts.

Gene Schmidt accepted the Appreciation Award that Sheila Segal presented. Gene expressed his gratitude for the recognition and state he hoped to continue serving the neighborhood even after any changes to the Constitution and By-Laws are adopted by the Association. At the conclusion of Gene's remarks, the members of the Association gave him a warm round of applause.

Traffic & Zoning

Gene Schmidt reported that the Board of Zoning Appeals recently denied the developer's applications for a zoning change and land use plan change in respect of the 7 lots on the south side of LaVista Road from the DeKalb County line to the power lines. Gene stated that developer will not, therefore, be permitted to develop the parcels into town homes as currently planned but that other redevelopment could take place within the existing zoning for the lots.

Gene also reported that a hearing will be held before the Board of Zoning Appeals on August 9, 2006, at 1:00 pm to consider the variance applications submitted by the developer of the lots at 1385 and 1395 Sheridan Road. The applications request variances from the required setback from the street because the homes currently exceed the setback. Gene stated that he would oppose the variance requests on behalf of LaVista Park. Gene also advised that a related matter is set to be heard in

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Recorders Court on August 16, 2006, but that hearing may be postponed depending on the outcome of the August 9 hearing before the Board of Zoning Appeals.

Gene also reported that an application may be made to change the zoning for lots at 1352, 1360, 1368, and 1376 LaVista Road. The plan would be to combine these four parcels and subdivide the land into 10 lots on a cul-de-sac. Gene also advised the membership of a possible redevelopment plan for part of Executive Park directly across from the Athletic Club North East on Sheridan Road. The concept would be either apartments or a mixed use development. Gene agreed to keep the neighborhood updated with any additional news on these matters.

Gene encouraged all residents to report any redevelopment activities to him and stated that if any members have questions about his zoning or transportation articles that appear in the recent newsletter, they should contact him directly.

Redevelopment

Sheila Segal announced the formation of a new LaVista Park Neighborhood Redevelopment Committee to establish redevelopment guidelines for the LaVista Park neighborhood. Sheila announced that Bonnie Jackson has agreed to chair the new Committee and that Steve Patrick and other members of the LaVista Road Redevelopment Committee will serve on the new Committee, which will have a broader purpose than the LaVista Road Redevelopment Committee.

Sheila praised the efforts of the LaVista Road Redevelopment Committee for successfully stopping the current proposals for redeveloping the parcels along LaVista Road. Sheila stated that the neighborhood's organized efforts made it possible for the DeKalb Commissioners to hear resident concerns regarding the proposed project. Sheila singled out Steve Patrick, who did a great job at the hearing in representing LVPCA's position and opposing the developer's applications.

Sheila also mentioned that without financial support of neighbors, the fight would not have been possible. Mike Snider reported that to date the legal fund totaled slightly less than \$2000, including generous support from a few neighbors. Mike urged any residents interested in supporting the work of these redevelopment Committees to donate funds.

Sheila reiterated the plea for funds and stated that the new Neighborhood Redevelopment Committee needs more volunteers and asked interested residents to sign up on the sheet at the back of the meeting room.

Constitution and By-Laws Amendments

Melinda Marbes, Chairperson of the Constitution and By-Laws Amendments Committee, took the podium to report on the work of the Amendments Committee. Melinda introduced the other members of the Amendments Committee, Deena Koniver, Bonnie Jackson, and Ray Louis, who all stood to be recognized by the membership.

Melinda reported that the Amendments Committee, with input from the Executive Committee, had drafted a proposed amendment to the Association's Constitution and By-Laws and a more comprehensive revision of both organizational documents. Melinda reported that the proposed changes were published to the membership more than 10 days in advance of tonight's meeting and the language of the proposed amendment and revision were available on the LVPCA website and at tonight's meeting.

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Melinda explained that the amendment deals with the boundaries of the neighborhood and the criteria for membership. Melinda stated that the proposed amendment would remove Section 5, which is the 1261 LaVista Road Cooperative, from the geographic definition of LaVista Park neighborhood and would permit only owners or renters of real property (rather than owners or residents of the Cooperative) to be members of the Association. Melinda explained the history of the Cooperative's inclusion in the neighborhood and the Cooperative's recent decision to not rejoin as members of the Association or to subscribe to the Patrol. Melinda called for discussion on the issues and addressed questions from the audience, including questions from a resident of the Cooperative who is not a member of the Association. At the conclusion of the discussion, a motion was made, seconded, and approved to take a written ballot on the issue. The issue was presented on the ballot in the form set forth below as "Motion 1".

Melinda then advised the membership of the content of the proposed revisions, which will modify provisions of the organizational documents regarding: (1) the corporate governance structure of the Association; (2) the duties and responsibilities of each of the elected and appointed officers; (3) the purpose and structure of standing committees; (4) meeting procedures; and (5) other matters. Melinda opened the floor for discussion and several members asked questions regarding the impact of the proposed changes. Melinda responded to the audience inquiries. At the conclusion of the discussion, a motion was made, seconded, and approved to take a written ballot on the issue. The issue was presented on the ballot in the form set forth below as "Motion 2".

Finally, Melinda reported that the Amendments Committee recommended the membership authorize the Amendments Committee to make changes to the proposed modifications, if adopted, to correct any mistakes or make other technical changes. Melinda gave one or two examples of the types of changes the Amendments Committee intended to make, including the correction of a boundary description which was inadvertently modified. Melinda opened the floor for discussion and several members asked questions regarding the impact of the proposed changes. Melinda responded to the audience inquiries. At the conclusion of the discussion, a motion was made, seconded, and approved to take a written ballot on the issue. The issue was presented on the ballot in the form set forth below as "Motion 3".

When the ballots were tabulated, all of the motions were adopted with the following vote counts: The motion to adopt the amendment, adopt the revision, and authorize the Amendments Committee to make corrections and technical changes were passed by the votes noted below.

Motion 1

I vote to amend the Constitution and By-Laws of the LaVista Park Civic Association as reflected in the first set of proposed changes presented at tonight's meeting, with such amendment becoming effectively immediately if passed. I understand that these amendments will change the boundaries of the neighborhood and will modify the definition of who is eligible to become a member of the LaVista Park Civic Association.

Favor Oppose

34 1

Motion 2

I vote to revise the Constitution and By-Laws of the LaVista Park Civic Association as reflected in the second set of proposed changes presented at tonight's meeting, with such revision becoming effective at the beginning of next the Annual meeting to be held in October. I understand that this revision will change a number of provisions that affect many aspects of how the LaVista Park Civic Association conducts business.

Favor Oppose

30 5

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Motion 3

Favor Oppose

I vote to authorize the Amendments Committee to correct typographical errors, change the numbering of provisions, alter punctuation, and make such other technical changes as may be necessary and appropriate to conform to the intent of the members in amending and revising the Constitution and By-Laws of the LaVista Park Civic Association.

34

1

Melinda thanked all of the Association members for taking part in the meeting tonight and each of the Amendments Committee members for all of their hard work and dedication.

Volunteers

Sheila Segal advised the membership that LVPCA needs the talents and time of people interested in serving on the Fall Festival Planning committee. Sheila asked that persons interested in helping with Arts/Crafts Market, Solicitations, Food, Entertainment, and Logistics advise of their interest before leaving the meeting tonight. Sheila stated that if enough folks do not volunteer tonight, then LVPCA will not be able to plan and host a Fall Festival event this year. Sheila asked that any residents interested in serving on the Fall Festival Planning Committee meet with Melinda Marbes at the end of this evening's meeting.

Sheila also made a plea for residents to get involved in their neighborhood by serving on the Board of Directors next year. Sheila reminded members of all the things the Association has accomplished through group effort, including dealing with redevelopment issues that directly affect the neighborhood. She stated that all of these good works could not be done with the help of a few folks in the neighborhood. Sheila asked those interested in running for an office to contact the LVPCA secretary or to ask their Section VP or any current Executive Committee member about the positions that are open for next year.

Other New Business

Sheila Segal called for additional new business. Gene Schmidt advised the neighborhood regarding the current status of the DeKalb Comprehensive Plan and noted no changes are scheduled that will directly affect LaVista Park.

Sheila thanked Olivia Harris, Joan Reed, and Gene Schmidt for putting together the recent debate for the DeKalb District 2 Board of Commissioner candidates. Sheila also thanked Claire Janas for preparing the wonderful refreshments that were served at this evening's meeting.

There being no further business, the meeting was adjourned at approximately 9:03 pm.

Respectfully submitted,



Melinda A. Marbes
Secretary