



**Chastain Park Civic Association
Board Meeting
Minutes
September 24, 2018**

Time and Location: The September 24, 2018 Board Meeting was at 6:30pm at the The Galloway School's McKerrow Conference Room.

Members Present: Jason White (President), Kelley Gambrell (Treasurer), Mindy Kaplan (Secretary), Christine Crampton, Teresa Joel, Jubal Gatwood, Steve McClelland, John Brumfield, Brinkley Dickerson, Stacy Vaughn, Douglas Fluke, Kirk Oppenlander, Teresa Joel, Joseph York, and Walt Bryde.

Call to Order: Meeting was called to order at 6:44pm by Mr. White, President.

Presentation Re: Bailey Property on Blackland

Carl Westmoreland, attorney representing Monte Hewitt for Blackland development, thanked the CPCA board for allowing time to present the proposed townhome project at 10 Blackland. The buyer of the Bailey Property, Monte Hewitt, is looking to rezone from R-3/C-1 to MR-3 in order to build 23 townhome units on the 2-acre property. Monte Hewitt introduced himself and shared his background. He has been building in Atlanta since 1988, and focuses on luxury locations. He did a project on Hillside Dr and East Andrews, which serves as an example of his work. For the Blackland project, he is planning for an attached product of 23 townhomes, each 2,800 to 3,200 square feet. The price range will be \$1.3 to \$1.5 million per unit. The focus will be on curb appeal and the feel to meet the neighborhood's.

Mr. Westmoreland shared that the project is within NPU-A; however, given the proximity to NPU-B it will go before both NPUs. The zoning vote will be based upon the existing site plan, and the contract with the seller is based upon this level of density. A member asked about parking and whether or not appropriate consideration was given. Per Mr. Hewitt, guest parking will be tight, but there are plans for a couple of guest spots.

Mr. White thanked our guests for attending and presenting the proposal, and the Board moved in to executive session at 7:10pm.

Motion: Re: Approval of 10 Blackland Rezoning Proposal

Move that the CPCA Board approve the proposed rezoning and presented site plan for the 10 Blackland property. Seconded. Motion did not pass.

The CPCA Board moved out of Executive Session at 7:33pm.

CPCA Mission is to: Protect the interests of the residents of the Chastain Park community; Create or strengthen relationships with our neighbors, leading to a vibrant, desirable community; Encourage a healthy interest in community affairs; Investigate and correct civic abuses; Maintain strong relationships with our elected representatives for the common good.

Discussion: CPCA 2019 Dues

The Board discussed the dues and whether or not to increase the amount for 2019. Members shared concerns that if the dues increase, the organization will need to show its members more. One suggestion offered was to make the annual meeting special and an event that members will want to attend. It could even occur earlier in May. Other members shared that several of our neighbors are not aware of what the CPCA does, and we need to communicate more about what we offer to the community. We also are looking to bring back the street captains, which will help to increase the visibility of CPCA.

Motion Re: 2019 CPCA Dues

Move that the Board approve 2019 Dues set at \$120. Seconded. Motion carried.

Discussion Re: CPCA Events

Mr. Fluke shared feedback that we need another event that isn't during a holiday. July 4th is difficult because so many people travel at that time. Mr. Dickerson shared that a community Christmas sing a long at the amphitheater could be a great addition. Members discussed other event options, and the challenges with taking on another event. The Board decided to check with our social events committee to gather their ideas and feedback.

Discussion Re: Bylaws

The Board discussed the Bylaws revision process and the committee has been set. Tejas Patel has agreed to serve on the committee. In addition to Mr. Patel, Ms. Kaplan, Ms. Gambrell, Ms. Dodson, and Mr. Terry will serve on the committee. Updates will be presented to the Board as they are available.

Motion Re: August Board Meeting Minutes

Moves that the Board approve the August 27, 2018 Board Meeting minutes as presented. Seconded. Motion carried unanimously.

Discussion Re: Website

Ms. Joel asked the Board whether or not we wanted to consider a password protected members-only section to our website. Members shared that it could be a nice way to share members-only perks and information such as business sponsor coupons, minutes, member rosters, etc. It could help make the website a perk for membership. Mr. Joel agreed to look at our website capabilities to determine if unique username and passwords is an option. She will report back to the board.

Discussion Re: Winter Gala

Ms. Vaughn has agreed to lead the Winter Gala committee again this year. Board members discussed potential dates and other events in the community during that time. Members will research potential dates and present back to the Board at the next meeting.

Discussion Re: NPU-A Representative

Mr. Dickerson shared that the CPCA gets to appoint a member to the NPU-A. Mr. Oppenlander serves as one of our appointees, and there is currently an open spot. Mr. York and Mr. Bryde expressed interest in the role.

The CPCA next meeting will be the 4th Monday in October – October 22. The meeting was adjourned at 7:55pm.

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