

Cooks Valley HOA Joint Board & ACC Meeting Agenda

February 16, 2021

Virtual meeting via FreeConferenceCall

MEETING CALLED TO ORDER – Eli Sbaity

REVIEW & APPROVE MINUTES OF LAST JOINT MEETING – Barbara Smith

TREASURER’S REPORT – Year review/Update on dues/Annual budget - John Saari

ACC REPORT – Bob Kern

GENERAL BUSINESS – All

2021 Annual meeting – date, topics, officer elections, candidates for office
Date must be within 120 days of year end
Newsletter topics -
Front entrance –quality of work

ADJOURN

"Barbara Smith" via FreeConferenceCall Services <noreply@freeconferencecall.com>

2/4/2021 1:39 PM

Cooks Valley HOA/ACC Meeting



You Have Been Invited to a Meeting

When:

Date and time: 2/16/21 7:00 PM - (US/Eastern)

Duration: 1.5 hours

Conference Call:

Dial-in number:  (978) 990-5243

Access code: 3266789

International dial-in numbers: [View List](#)

Video and Screen Sharing:

Online meeting ID: barbarasmith0

Online meeting link: <https://join.freeconferencecall.com/barbarasmith0>

First HOA/ACC meeting for 2021. Agenda to follow

Instructions:

At the scheduled date and time, dial in to the conference. When prompted, enter the access code followed by **pound** or **hash (#)**.

To join the video and screen sharing session, click the online meeting link.

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- [meeting.ics](#) (2 KB)

Andrew and Patricia Price
_____ Chestea Drive
Marietta, GA 30066

Re: Cook's Valley Homeowners Association, Inc.

Dear Mr. and Mrs. Price:

I am writing to you on behalf of the Board of Directors of the Cook's Valley Homeowners Association, Inc. ("Association") regarding the various issues that you have brought to the attention of the Board throughout this year regarding property located adjacent to your Lot within the Cook's Valley community. As you know, the Board and/or Members of the Architectural Control Committee ("ACC") for Cook's Valley met with the homeowners over recent months concerning the drainage problem you indicated was stemming from their Lot which was began earlier this year.

In an attempt to resolve these issues the homeowners submitted certain plans and specifications to the Association with proposed solutions which plans were vetted with Cobb County officials and numerous actions were taken this year in order to rectify the additional water runoff that began to occur after certain trees were removed from that Lot. The Lot owners installed drainage pipes, graded property and installed sod as throughout the Lot in an effort to prevent the flooding and drainage issues, and to make the Lot more aesthetically pleasing and in keeping with the community-wide-standards for Cook's Valley. The ACC accepted and approved these plans upon the condition that it included grading the Lot to allow the installation of the sod and the creation of the grassed swale to pitch run-off away from the neighbor's property as noted in the response from the Cobb County Storm Management Division regarding this situation.

As such, I am writing to inform you that this matter has been resolved, is deemed closed and the Association will not be taking any further action regarding same.

Sincerely,

GADDIS & LANIER, LLC

Kimberly C. Gaddis

Kimberly C. Gaddis

Kcg/bm

Cc: Board of Directors

