

**IVY RIDGE NEIGHBORHOOD ASSOCIATION
MINUTES FOR SPECIAL MEETING**

To answer the Petition requesting the Removal of Marv Briggs from the Board

Location: May 24, 2017

Time: 2:30 PM

ATTENDEES

1. Melissa Severson (ST)	2. Mary Allen (C)	3. Spencer Stoleson (G)
4. Len Severson	5. Scott O'Brian	6. Mark Hines
7. Dwayne Williams	8. Jessica Maddock	9. Shelly Wetzel
10. Lt. J. McCue-Officer		

Bold - Board Members

Absent - Marv Briggs, Mike Madlom

MEETING CALLED TO ORDER**

**by Melissa Severson, Secretary/Treasurer

1. Introductions

- Mary Allen filled Scott O'Brien's term when he resigned; this term will expire in August 2017. Mary is responsible for communications.
- Nikki Whatley from Kay's Executive Enterprises is assisting with counting votes, establishing the quorum and other secretarial dues.
- Sgt. James McCue, Senoia Police Department acting as Sergeant at Arms.
- Board Members absent today:
Mike Madlom is on vacation and couldn't cancel his trip.
Marv Briggs is unable to attend due to the pending order against her.

2. Establishment of Quorum

- There were 8 people in attendance plus 35 proxies, totaling 43. The quorum is a third of the Ivy Ridge home ownership. 41 is the minimum requirement for the quorum, so the Special Meeting today is valid.

3. Reading of Petition

- “Per the Bylaws of Ivy Ridge Neighborhood Association, Inc. Article II, Section 2, a special meeting may be called upon written petition of Owners holding at least 25% of the total eligible Association vote. Per our bylaws, Article III, Section 6 at any regular or special meeting, any 1 or more board members may be removed by a majority of the total eligible Association vote. We, the undersigned, are concerned owners who request that a special meeting be called for the purpose of voting on the removal of Marv Briggs from the Ivy Ridge Board of Directors if she chooses not to resign.”

4. Reading of Statement from Marv

About 6 weeks ago we had a concern from a resident that an above-ground pool was located in the yard behind his house. We, as a board, discussed the best course of action. We felt a more neutral solution could be found. Unfortunately, Google Earth did not supply sufficient evidence, just a round circle which could have been several things. There was no other way to get a visual other than try to examine this on foot.

On Friday, April 14 Scott and I (with Phil’s permission) entered his backyard to verify this allegation. The slats are very close together so it was necessary to take a quick picture for confirmation plus both Scott and I are of short stature and it was a 6’ privacy fence & we couldn’t see over it. Scott took one photo which identified a trampoline. We were very relieved to find no other information was needed. As you can see from the photo, it was not focused on the house but on the object we were trying to capture. Only one picture was taken.

Unfortunately, the good news turned bad very quickly when the backyard neighbor drove around wanting to know what was going on. Scott informed him of the complaint and the action that was taken. Because of my contentious relationship with this neighbor I decided to go home not wanting to escalate the situation further.

About 5 minutes later he came to my home and told me not to ever take pictures of his yard again. With that I answered, “I understand”. He repeated the sentence

and I gave the same reply not wanting to have a discussion with him because his anger was quite visible.

He left my house and met with Scott again at the intersection whereupon Scott apologized and tried to calm the situation but the neighbor replied that he would turn this community against me. And that he did. Later that evening, a post was placed on our facebook page and with that post, insinuations and bullying started. He never tried to correct any of the misinformation that other residents were relaying but instead let it fester until we finally had to shut down the page as all the facts had been twisted and turned around.

In the past 5 weeks, I have had a police report filed on me, a letter from his attorney, this petition and now a restraining order for stalking placed on me for which I have to appear in the Superior Court of Coweta county tomorrow. This has truly crossed a line of all propriety. I have been singled out when there were 3 people involved in this. Me being the least culpable. Scott and I were on board business. This was not a “peeping Tom” incident as some have implied. This is our covenant:

10. ARCHITECTURAL STANDARDS

2nd paragraph:

“Any member of the Board or its representatives shall have the right, during reasonable hours, to enter upon any Unit to inspect any Unit and any improvements thereon for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such person or persons shall have not be deemed guilty of trespass by reason of such entry.”

It is the board’s duty to verify complaints whether they are accurate or not. The outcome would have been the same regardless of the method we used.

I have served this community repeatedly over the 10 years I’ve lived here and done so with great joy. There is no valid reason to have me removed. I have voluntarily excused myself from future covenant violation enforcements. I consider this a personal vendetta that now has turned into harassment. He has turned my life upside down in this last month with worry and stress and unbelievable turmoil and yet I have still held community events and continue to meet my obligations as a valued board member. I cannot speak in person due to

a pending order in Superior Court preventing me from being in the same place as this individual until the Courts hears the facts. No matter what you think of me personally, you must agree that I was on board business, with the president of the association with the full consent of the other board members.

I ask to keep my position on this board. Thank you.

Marv Briggs

5. Casting Votes and tabulating

- The votes were tabulated as follows: 32 Votes to remove, 10 votes to retain, 1 abstention. A vote of 63, representing a simple majority is required to remove a board member by petition and vote. This minimum wasn't met; therefore Marv Briggs retains her position on the Ivy Ridge Neighborhood Association Board.

6. Resident Comments

- Len Severson - asked for a clarification of the number of votes were required to remove Marv; and commented that the 32 votes fell well short of the 63 required.
- Jessica Maddock - asked the Board about the disparity of votes to retain/remove Marv, requested that the Board move to remove Marv as permitted in the Bylaws, and what will happen when Marv is found guilty in superior court on May 25, 2017.

7. Overview

- Per the Bylaws the board conducted a special meeting the answer the petition requesting the removal of Marv Briggs. The petitioners weren't able to provide the minimum 63 votes required. Now that the matter has been successfully addressed, it is officially closed.
- The protocol for the special meeting doesn't allow for further discussion. Additional comments or questions can be emailed to the Board.
- A motion to adjourn the meeting was requested by Melissa, given by Spencer Stoleson and seconded by Mary Allen.

MEETING ADJOURNED

MINUTES APPROVED: _____

President

Secretary