



## General Virginia-Highland Civic Association Board Meeting Minutes

October 7, 2024 - November 11, 2024

### Board Business Conducted Electronically after Official October Board meeting adjourned

---

**VHCA Directors:** John Craft, Jacki Brown, Karri Hobson-Pape, Kay Stephenson, Miguel Barrios, Johnson Bazzel, Melissa Clark, Kevin Cronin (virtual), Amy Harward, Alex Bevel Jones, Scott Nickels

---

The following motion was sent electronically by Kevin Cronin on October 11, 2024 at 3:48pm. It was seconded by John Craft on October 11, 2024 at 3:51pm

Here is the recommendation from the 10-2 Planning Meeting that we support:

#### Background

The VHCA Planning committee, chaired by Alex Saucedo, evaluated V-24-163 at its October 2, 2024 meeting, and recommended approval as presented with no additional conditions. This meeting would normally have been held a week later, October 9, but was rescheduled by the Board of Directors. Neighbors within 300 ft. of the Variance address were apparently not notified, and did not attend the meeting.

At the October 7 board meeting, the recommendation was presented to the Board of Directors. A neighbor expressed concern, and requested that conditions related to water runoff be applied, and asked the Planning committee to meet on the original date to hear her concerns. The Board deferred action on the Variance pending an October 9 Planning committee meeting, and an October 11 site visit.

The October 9 Planning committee meeting was convened by Board members nominated to be the 2024-2025 Planning committee. The applicant and the neighbor expressing concern both attended and stated their positions. There was discussion about correspondence between members of the 2023-2024 Planning committee taking the position that the requested conditions are not zoning-related, and that there are sufficient and appropriate protections within the permitting and inspection process after the variance is voted on by the Board of Zoning Adjustment. After the meeting concluded, the Applicant provided correspondence between the Applicant and his Variance Point of Contact at the City, which cited the specific City code requirements for water runoff.

Two Board members nominated to be the 2024-2025 Planning Committee attended the October 11 site visit, attended by the Applicant, the neighbor expressing concern, and another neighbor.



Having listened to the applicant and the neighbor expressing concern, and having reviewed all correspondence, and having performed the site visit, the nominees agreed with the previous members of the Planning committee that the conditions requested are not zoning related, and that the recommendation voted on October 2 and heard at our October 7 meeting, should be recommended for approval by an email vote of the Board of Directors and the result of the vote presented to the October 16, 2024 meeting of Neighborhood Planning Unit F.

**Motion #1:** (Cronin/Craft). Approval as presented at the Oct. 2, 2024 VHCA Planning Committee meeting and the Oct. 7, 2024 VHCA Board meeting (no action taken)

Motion Passed 9 in favor/0 opposed. (John Craft sent email October 15, 11:43)

	Made Motion	E 10/11/24 3:48p	Kevin Cronin
	Seconded Motion	E 10/11/24 3:51p	John Craft
1	Support Motion	E 10/12/24 10:18a	Johnson Bazzel
2	Support Motion	E 10/12/24 7:43a	Jacki Brown
3	Support Motion	E 10/12/24 12:28p	Melissa Clark
4	Oppose Motion	E 10/12/24 11:43p	John Craft
5	Oppose Motion	E 10/12/24 9:05a	Kevin Cronin
6	Support Motion	E 10/11/24 9:40p	Amy Harward
7	Support Motion		Karri Hobson-Pape
8	Support Motion		Alex B Jones
9	Support Motion	E 10/12/24 1:52p	Miguel Barrios
10	Oppose Motion	E 10/11/24 4:08p	Scott Nickels
11	Oppose Motion	E 10/11/24 3:53p	Kay Stephenson

---

The following email was sent electronically by John Craft on October 25, 2024 at 10:26am. The motion and second was unclear.

Article 6.5 of the VHCA Bylaws states:

**Section 6.5 Liaison.** *The Board is authorized to appoint Members to serve as liaisons between the Association and various associations, task forces, committees and organizations throughout the City of Atlanta. The purpose of the liaison is to promote the goals and objectives of the Association.*

**Motion #2:** (Unclear) to appoint the following Liaisons:



To the Virginia-Highland District: Leah Matthews, Amy Harward

To the Virginia-Highland Security Patrol: Kay Stephenson

To Trees Atlanta: Stephanie Coffin

To NPU F (2 positions): Kay Stephenson and another to be named later

Motion does not pass - 5 in favor/0 opposed. (Email from Craft on October 29, 7:58am)

Discussion included:

- Harward requested to amend the motion to include: VHD liaison- add Melissa Clark, NPU liaison - specify that the second position will be filled by the VHCA Planning Committee Chair. Cronin preferred to vote on motion as stands.
- Craft indicated he could serve as NPU liaison or neighbor Wiley Somerville could serve as NPU liaison, if he chooses to.
- Stephensons added that unlike our meetings of elected representative board members, the NPU operates as a town hall. In addition to our designated representatives, anyone can show up and provide information or express an opinion - following RONR of course. They must raise their hand and be recognized by the chair. The chair will determine if there are limits on the amount of time and the number of times an individual may speak depending on the length of the agenda and the number of people who want to be heard.

---

Monday, November 4, 2024 at 6pm the board had an informal work session to discuss leadership and concerns at the prior board meetings. All directors were present, except for Jackie Brown. Concerns were based on unneighborly conduct and actions taken without authority from the board. John Craft and Kay Stephenson were asked to consider resignation from their executive leadership positions, but encouraged to continue their service on the board. It was agreed that all directors would take 2 days to consider their personal positions.

On November 6, 2024 at 11:55 John Craft sent via email that he declined to resign as President of VHCA.

On November 6, 2024 at 2:26 Kay Stephenson sent via email that he declined to resign as Treasurer of VHCA.

---

The following motion was sent electronically by Jacki Brown on November 6, 2024 at 2:20pm. It was seconded by Karri Hobson-Pape on November 6, 2024 at 2:23pm.

**Motion #3: (Brown/Hobson-Pape)**

On Monday evening in a worksession, the attached letter was presented to John Craft.

I move that John Craft be removed as President of the Virginia-Highland Civic Association, Inc. This motion is solely removal from the role of President, not from the board itself. Please cast your vote on this motion by email (Reply to All) no later than Thursday, November 7, 2024 at 2pm. Pursuant to Section 4.8 of the Bylaws, this action shall be effective upon the affirmative vote of six (6) directors cast via email approving the action.

Motion Passed 7 in favor/ 4 opposed.



	Made Motion	E 11/6/24 2:20p	Jacki Brown
	Seconded Motion	E 11/6/24 2:23p	Karri Hobson-Pape
1	Support Motion	E 11/6/24 3:47p	Johnson Bazzel
2	Support Motion	E 11/6/24 2:20p	Jacki Brown
3	Support Motion	E 11/6/24 3:52p	Melissa Clark
4	Oppose Motion	E 11/6/24 3:49p	John Craft
5	Oppose Motion	E 11/7/24 8:22a-	Kevin Cronin
6	Support Motion	E 11/6/24 3:40p	Amy Harward
7	Support Motion	E 11/6/24 4:06p	Karri Hobson-Pape
8	Support Motion	E 11/6/24 4:06p	Alex B Jones
9	Support Motion	E 11/6/24 3:46p	Miguel Barrios
10	Oppose Motion	E 11/6/24 4:06p	Scott Nickels
11	Oppose Motion	E 11/6/24 3:52p	Kay Stephenson

---

The following motion was sent electronically by Karri Hobson-Pape on November 6, 2024 at 2:43pm. It was seconded by Amy Harward on November 6, 2024 at 3:01pm.

Date: Hobson-Pape, November 6, 2025 2:43pm

**Motion #4:** (Hobson-Pape/Harward)

On Monday evening in a worksession, the attached letter was presented to Kay Stephenson.

I move that Kay Stephenson be removed as Treasurer of the Virginia-Highland Civic Association, Inc. This motion is solely removal from the role of Treasurer, not from the board itself. Please cast your vote on this motion by email (Reply to All) no later than Thursday, November 7, 2024 at 3pm. Pursuant to Section 4.8 of the Bylaws, this action shall be effective upon the affirmative vote of six (6) directors cast via email approving the action.

Motion Passed 6 in favor/ 4 opposed.

	Made Motion	E 11/6/24 2:43p	Karri Hobson-Pape
	Seconded Motion	E 11/6/24 3:01p	Amy Harward
1	Support Motion	E 11/6/24 3:40p	Johnson Bazzel



2	Oppose Motion	E 11/6/24 4:12p	Jacki Brown
3	Support Motion	E 11/6/24 3:39p	Melissa Clark
4	Oppose Motion	E 11/6/24 3:48p	John Craft
5	Oppose Motion	E 11/7/24 7:41a-	Kevin Cronin
6	Support Motion	E 11/6/24 3:41p	Amy Harward
7	Support Motion	E 11/6/24 3:45p	Karri Hobson-Pape
8	Support Motion	E 11/6/24 3:48p	Alex B Jones
9	Support Motion	E 11/6/24 3:46p	Miguel Barrios
10	Oppose Motion	E 11/6/24 4:06p	Scott Nickels
11	Oppose Motion	E 11/6/24 3:50p	Kay Stephenson

The following nomination was sent electronically by Amy Harward on November 6, 2024 at 5:15pm. It was seconded by Alex B. Jones on November 6, 2024 at 5:18pm

Date: Harward, November 6, 2025 4:16pm

**Motion #5:** (Harward/Hobson-Pape)

I nominate Alex Jones to serve as President of the Virginia-Highland Civic Association, Inc. to fill the vacancy created by the removal of John Craft from this position.

Nomination Passed 7 in favor / 0 opposed

	Made Motion	E 11/6/24 4:16p	Amy Harward
	Seconded Motion	E 11/6/24 4:21p	Karri Hobson-Pape
1	Support Motion	E 11/6/24 5:09p	Johnson Bazzel
2	Support Motion	E 11/6/24 4:55p	Jacki Brown
3	Support Motion	E 11/6/24 4:56p	Melissa Clark
4			John Craft
5			Kevin Cronin
6	Support Motion	E 11/6/24 4:16p	Amy Harward
7	Support Motion	E 11/6/24 4:58p	Karri Hobson-Pape
8	Support Motion	E 11/6/24 5:10p	Alex B Jones



9	Support Motion	E 11/6/24 5:00p	Miguel Barrios
10			Scott Nickels
11			Kay Stephenson

The following nomination was sent electronically by Melissa Clark on November 6, 2024 at 5:15pm. It was seconded by Alex B. Jones on November 6, 2024 at 5:18pm.

**Motion #6:** (Clark/Jones)

I nominate Miguel Lejandro Barrios to serve as Treasurer of the Virginia-Highland Civic Association, Inc. to fill the vacancy created by the removal of Kay Stephenson from this position.

Nomination Passed 7 in favor / 0 opposed

	Made Motion	E 11/6/24 5:15p	Melissa Clark
	Seconded Motion	E 11/6/24 5:18p	Alex B Jones
1	Supported Motion	E 11/6/24 6:01p	Johnson Bazzel
2	Supported Motion	E 11/6/24 6:15p	Jacki Brown
3	Supported Motion	E 11/6/24 6:02p	Melissa Clark
4			John Craft
5			Kevin Cronin
6	Supported Motion	E 11/6/24 6:02p	Amy Harward
7	Supported Motion	E 11/6/24 5:21p	Karri Hobson-Pape
8	Supported Motion	E 11/6/24 6:33p	Alex B Jones
9	Supported Motion	E 11/6/24 5:51p	Miguel Barrios
10			Scott Nickels
11			Kay Stephenson

The following email was sent by Jacki Brown on November 10, 2024 at 12:17pm.



Team, This past month has been a challenge for me. I am a person that enjoys being on a team and working collectively to get things done. I have found the actions of our first meeting uncomfortable but also the actions that were taken this past week just as uncomfortable.

This has made me realize that I am not cut out to serve on the board and make decisions for or against individuals. So after some soul searching I have decided to resign and not continue to be part of the Board. I have found being just a volunteer more enjoyable and hope to continue doing so in the future.

I wish you all the best and hope collectively you can merge into one team and bring to life some great ideas for our neighborhood.

Please see attached my letter of resignation for the files.

Thank You  
Jacki Brown

---

The following email was sent by Kay Stephenson on November 11, 2024 at 9:35am.

The attached letter serves as my resignation from the VHCA board effective immediately.

Kay

---

The following email was sent by Scott Nickels on November 11, 2024 at 11:27am.

All -

See attached.

Regards,

Scott



P.O. Box 8401, Station F  
Atlanta, GA  
[parks@vahi.org](mailto:parks@vahi.org)  
[www.vahi.org](http://www.vahi.org)

November 11, 2024

To: VHCA Board of Directors

With deep regret, I hereby resign from the Board of the Virginia-Highland Civic Association.

We likely have all been to meetings where we did not enjoy the tone, heard things that we strongly disagreed with, and that were highly contentious. As a Board, we should have settled our differences and communicated in the open post-meeting, so that those elected by our Members could serve the community. And, while procedurally correct, recent actions should have been done publicly, in my opinion.

It has been my honor to work on behalf of our community, but I will step down effective immediately.

Regards,

A handwritten signature in black ink, appearing to read 'S. Nickels'.

Scott Nickels

---

The following email was sent by John Craft on November 11, 2024 at 11:28am.

I hereby resign as Director of Virginia-Highland Civic Association, Inc., effective at 12:01pm Monday, November 11th, 2024.

John Craft

---

Respectfully submitted by:  
Karri Hobson-Pape