



General Virginia-Highland Civic Association Board Meeting

Meeting Minutes

August 11, 2025 - 7:00 - 9:00 PM

Grace Lutheran Church
1155 N Highland Avenue NE
Atlanta, GA 30306

Zoom Meeting

<https://us06web.zoom.us/j/89794061574>

VHCA Directors: Alex B. Jones (President), Melissa Clark (Vice President), Karri Hobson-Pape (Secretary), Miguel Barrios (Treasurer)- virtual, Johnson Bazzel - virtual, Kevin Cronin - virtual, Adam Faust, Amy Harward, Karen Isenberg Jones - not present, Mary Frances Jones, Tim Langan

Community Members In Attendance:

Approximately 5

Call to Order

The meeting was called to order at 7:04 pm by Alex B. Jones. A Quorum was established. All board members except Karen Isenburg Jones in attendance.

Jones read the following prologue to begin the meeting:

Welcome, everyone, to the Virginia-Highland Civic Association meeting. As we gather here, we'd like to first express our gratitude to each of you for joining. This association has proudly served our neighborhood for over 50 years, powered entirely by dedicated volunteers who give their time and energy to help shape a stronger, more vibrant community. Together, we work on initiatives that support our parks, guide thoughtful planning, and bring neighbors together in meaningful ways.

We know that Virginia-Highland is home to a diverse group of voices, and with that comes a wide range of perspectives. While we may not always agree, we hope that everyone feels comfortable to share their thoughts in a way that is both respectful and neighborly. Disagreement is ok. Disrespect will not be tolerated. Let's continue to build on our legacy by focusing on what connects us and working together for the future of our community. Thank you for being here and for being part of this ongoing work.

Approval of Agenda

Motion #1:

(A B Jones/Clark) Motion to approve the agenda.

Motion Passed 10 in favor/ 0 opposed.



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|----------------|-----------------|----------------------|-----------------|
| Miguel Barrios | <i>Approved</i> | Karri Hobson-Pape | <i>Approved</i> |
| Johnson Bazzel | <i>Approved</i> | Alex Jones | <i>Approved</i> |
| Melissa Clark | <i>Approved</i> | Karen Isenberg Jones | |
| Kevin Cronin | <i>Approved</i> | Mary Frances Jones | <i>Approved</i> |
| Adam Faust | <i>Approved</i> | Tim Langan | <i>Approved</i> |
| Amy Harward | <i>Approved</i> | | |

Alex B Jones welcomed new board member, Adam Faust, who was voted in electronically after Kenneth Herring moved out of the community.

Consent Agenda

Motion #2:

(A B Jones/Clark) Motion to approve the consent agenda, including June 2025 minutes and residential variances.

- Approval of Minutes
 - Minutes - July 14, 2025 Board Meeting 2025
 - Minutes - July 14, 2025 - August 11, 2025 Electronic Minutes
- Planning - Residential Variances
 - **V-25-163 575 Orme Circle** - Recommend approval V-25-163 575 Orme Circle to reduce the front yard from 35 feet to 2 feet to allow the reconstruction of an existing deck in its current footprint that will not be enclosed or covered and as shown on Site Plan dated received 7-23-25, and to reduce the East side yard from the required 7 feet to 3 feet 6 inches. Planning Committee Vote 3-0 in Favor
 - **V-25-159 968 Virginia Ave.** Recommend approve of V-25-159 968 Virginia Avenue to reduce the east side yard setback from the required 7 feet to 5.3 feet. 2) Reduce the required half-depth front yard setback from 17.5 feet to 4 feet. 3) Increase the maximum lot coverage from 50% to 51.7%. Planning Committee Vote 3-0 in Favor
- VHCA/VHCL Consolidation & Bylaws Structure - Approval of the *Resolutions for VHCA Board Meeting – August 11, 2025* as presented, contingent on satisfactory completion of due diligence and membership approval at the September 8, 2025 Annual Meeting. (see appendix for detail)

Motion Passed 10 in favor/ 0 opposed.

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|----------------|-----------------|----------------------|-----------------|
| Miguel Barrios | <i>Approved</i> | Karri Hobson-Pape | <i>Approved</i> |
| Johnson Bazzel | <i>Approved</i> | Alex Jones | <i>Approved</i> |
| Melissa Clark | <i>Approved</i> | Karen Isenberg Jones | |
| Kevin Cronin | <i>Approved</i> | Mary Frances Jones | <i>Approved</i> |



| | | | |
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| Miguel Barrios | <i>Approved</i> | Karri Hobson-Pape | <i>Approved</i> |
| Adam Faust | <i>Approved</i> | Tim Langan | <i>Approved</i> |
| Amy Harward | <i>Approved</i> | | |

Guests and Elected Officials

- Guests and Elected Officials
 - Atlanta Police Department - Lt Carroll, Zone 6 APD
 - Crime Statistics - June 11th through July 11th
 - Theft from autos: 32
 - Burglaries: 5
 - Motor vehicle thefts: 3
 - July 11th through August 11
 - Theft from autos: 29
 - Burglaries: 2
 - Motor vehicle thefts: 1
 - No update on alleged sexual assault on Fredericka in March; must call SVU 404.614.6544
 - If need assistance with Quality of Life issues (e.g. graffiti), can contact Lt Carroll to send Quality of Life officer. Langan shared that Ponce and Ponce Place need additional assistance with graffiti activity and clean ups. Hobson-Pape asked about graffiti on city garbage can; Lt Carroll said he would try to find out what can be done with the city garbage cans.
 - Neighborhood Concern - Emergency Management System during Emory/CDC Active Shooter. Lt Carroll will find out from Public Affairs to see how they notify people. Harward shared that tornado sirens were going off, but not clarity that about why they were going off.
 - City Councilman District 6 - Alex Wan - not present
 - City Councilman District 2 - (vacant) - not present
 - State District 57 Representative - Stacey Evans (Kennedie McClung, Chief of Staff) - not present
 - US House 5th District - Nikema Williams - not present
 - District 4 Fulton County Commissioner - Mo Ivory (Anita Harris - Chief of Staff) - not present

Officer & Committee Updates

- Executive Committee
 - AB Jones and K Hobson-Pape discussed Annual Meeting & Agenda - September 8, 2025
 - Tables Planned:
 - Planning- Atlanta Rezoning 2.0 (Kevin Cronin lead)
 - Communications (Amy Harward lead)
 - Summerfest 2026 (Karen Isenburg Jones lead)
 - John Howell Park Renovation (Mary Frances Jones & Jim Coe lead)
 - Parks - General (Miguel Barrios lead)
 - Tour of Homes (Melissa Clark lead)
 - Atlanta 311 (Alex to contact City lead)
 - Other to be determined



- Agenda - will be discussed further in board worksession.
- Kevin Cronin shared that there can be a back up Planning Committee meeting for Sept 10th at 7pm in case there needs to be any review and approval of planning variances, in case they are needed and aren't approved through email ahead of meeting.
- MF Jones discussed Next Steps & Community Engagement for VHCA/VHCL Consolidation
 - Since our presentation and discussion at the July board meeting, the VHCA-VHCL joint Bylaws Subcommittee finalized its plan to consolidate VHCA and VHCL into a single 501(c)(3). Pending satisfactory completion of due diligence and approval by the Members in our annual meeting on September 8, the consolidation will be accomplished by transferring the activities, governance, and assets of the VHCA entity (the "C4") to the VHCL entity (the "C3"), and renaming VHCL to VHCA. The existing C4 entity will remain as a subsidiary of the new VHCA C3, to be used if a legislative or lobbying effort is needed in the future.
 - Earlier tonight, in our consent agenda, the Board approved resolutions to move forward with this plan, along with Amended and Restated Articles of Incorporation and Bylaws drafted with our neighbor and legal counsel Jeff Woodward. We're recommending that members adopt these changes at the Annual Meeting. If approved, they'll simplify how we operate, make fundraising easier, and better focus our volunteers' time and talents on serving the neighborhood's best interests.
 - This plan, and our amended governing documents will be posted on vahi.org within the next 24 hours. We'll also host a virtual information session via Zoom at 7:30PM on August 26 for anyone in the community who has questions or would like to learn more.
 - Here's a timeline of other key actions in this process:
 - August 11
 - VHCA Board votes on plan of consolidation
 - August 15
 - VHCL Board votes on plan of consolidation
 - August 26 @ 7:30PM
 - Virtual Info Session via Zoom with members of the VHCA-VHCL Joint Bylaws Subcommittee and legal counsel Jeff Woodward
 - Harward shared that this will be on social and in Voice.
 - September 8
 - Annual Member Meeting. Members of VHCA will vote on the proposed consolidation
 - If approved, the Revised Governance Documents will take effect immediately and the term of the current VHCL Directors will end
 - **We want to thank the members of the VHCL board for their service to the Virginia-Highland community.** We sincerely hope each one of them will consider running for a seat on the new VHCA board or joining a VHCA committee. Candidate recruitment is underway now, with elections to be held at the September 8 Annual Meeting.
 - September 9–30
 - The name of VHCL will be changed to VHCA
 - The Amended and Restated Articles of Incorporation of VHCA will be filed with the Secretary of State.



- The assets and liabilities of the former VHCA C4 will be transferred to the new VHCA C3
- October 1, 2025
 - The newly elected VHCA board (voted on at the September 8 meeting) will begin their term.
- Resolutions for VHCA Board Meeting
 - Be it resolved, that the Board of Directors hereby approves the consolidation of VHCA and VHCL for the purpose of absorbing the activities of VHCL into VHCA, to change the name of the VHCL to VHCA and to continue the operations of VHCA as a 501(c)3 in accordance with the proposed Amended and Restated Articles of Incorporation and the Amended and Restated Bylaws (the “Consolidation”) contingent on satisfactory completion of due diligence and to be effective immediately following the Annual Member meeting on September 8, 2025 (the “Annual Meeting”).
 - Be it further resolved, the Board of Directors hereby approves the proposed name change, Amended and Restated Articles of Incorporation and the Amended and Restated Bylaws of the VHCA C3 entity in the form presented, and to authorize the filing of the name change and the Amended and Restated Articles with the Secretary of State immediately following the Annual Meeting.
 - Be it further resolved, that the Board of Directors hereby approves the gift and transfer of the assets and liabilities of the VHCA C4 entity to the VHCA C3 immediately following the Annual Meeting for the purpose of continuing the activities of VHCA.
 - Be it further resolved, that the Board of Directors hereby approves the proposed name change, Amended and Restated Articles of Incorporation and the Amended and Restated Bylaws of the VHCA C4 entity in the form presented, and to authorize the filing of the name change and the Amended and Restated Articles with the Secretary of State immediately following the Annual Meeting.
 - Be it further resolved, that the above resolutions amending the Articles of Incorporation and the bylaws of the C4 and the C3 entity shall be contingent upon the approval of the Consolidation by the Directors and members of each of VHCA and CHCL in accordance with their respective bylaws.
 - Be it further resolved, that the President or an authorized officer of VHCA be authorized and directed to execute and deliver in the name of the corporation, any and all agreements, certificates, assignments, applications or other instruments, and to take, from time to time, any and all such other action necessary or desirable to carry out the purposes and intent of the foregoing resolutions, and to make such changes or modifications as the officers of VHCA executing the same may approve as being necessary or desirable.
 - Be it further resolved, that the Board of Directors hereby approves and adopts the Conflict of Interest Policy, Whistleblower Policy and Document retention policy. Directors and members of each of VHCA and CHCL in accordance with their respective bylaws.
 - Be it further resolved, that the President or an authorized officer of VHCL be authorized and directed to execute and deliver in the name of the corporation, any and all agreements, certificates, assignments, applications or other instruments, and to take,



from time to time, any and all such other action necessary or desirable to carry out the purposes and intent of the foregoing resolutions.

- Voted in consent agenda - unanimously approved.

- Budget Committee

- Results of Summerfest approximately \$19K profit.
 - Discussion about how well executed the event was in 2025; Langon shared that it doesn't help that there are two neighborhood festivals in the same 4 weeks. Jones shared that there were estimated 72K people at Porchfest; Summerfest approx 30K attendees.
 - Langon conveyed that there is a significant difference between Porchfest and Summerfest. Audiences are very different; Summerfest has much more neighbor / intown resident focus.
 - Rain had a negative impact so it did not hit the goals for profit.
 - Alex B Jones conveyed the need to significantly rethink the Summerfest model. Bazzel asked if there was any way to evaluate the revenue loss (alcohol sales) if the weather was good.
 - Hobson-Pape conveyed that Summerfest brings a lot to our neighborhood beyond the profit.
 - Barrios recommended moving earlier in the year (May).
- Discussion about North Highland Park
 - Alex B Jones shared difficulty owning with higher costs and lower revenue, which is a continued trend.
 - Costs include:
 - Mulch, etc
 - Tree care / arborists
 - Doggie bags
 - Malcolm - labor
 - Georgia Power - electricity for lights
 - Water?
 - Insurance - portion
 - Melissa Clark shared that we need an insurance ride for every single event that takes place there, so it is very difficult to host events.
 - Hobson-pape shared that it is important to engage the community to determine what may be a good path forward.
 - Cronin shared that there are some deed restrictions. When purchased, there was grant money that restricted what could be placed there. Stephanie Coffin shared that there cannot be playgrounds, nothing built - only natural park)
 - Coffin shared that more people are coming to the park now. Soccer and kids left because of the homeless. New development across the street can be difficult. Atkins Park Neighborhood Association does not put in the money for on-going maintenance but great volunteers. Coffin felt that VHD should be paying for new trashcans and things like that.
 - Next steps - further explore the deed and what can / cannot be developed on the land
- Process for financial review of VHCA/VHCL. Motion to approve up to \$1000 for completion of financial review.
 - Peggy Berg proposed a small committee, with representatives from each group to review several years of transactions.



- Request Jeff Woodward to review any legal risks.
- Hobson-Pape shared that Bob Tallini has offered his assistance to conduct this independent review. Working with Ed as another option.

Motion #2:

(Hobson-Pape/Cronin) Motion to approve up to \$1000 for completion of financial review. Not a board member. Motion Passed 10 in favor/ 0 opposed.

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|----------------|-----------------|----------------------|-----------------|
| Miguel Barrios | <i>Approved</i> | Karri Hobson-Pape | <i>Approved</i> |
| Johnson Bazzel | <i>Approved</i> | Alex Jones | <i>Approved</i> |
| Melissa Clark | <i>Approved</i> | Karen Isenberg Jones | |
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- Planning Committee
 - Selig - waiting to hear about potential work on Ponce.
 - 1 residential variance so far.
 - Atlanta Rezoning 2.0 Next Steps - working with Aaron Fortner for input
 - Georgia Power High Tension Poles (Stephanie Coffin)
 - Meeting at 4pm Wednesday - 2 days VHCA will promote this meeting.
 - Lack of transparency with GP.
 - Betty Bauman and Stephanie Coffin - shared that there was not much transparency or clarity in communications about this process.
 - Will pay for a group of trees because we have presented a strong force.
 - Interested in some art / murals on the big poles.
 - Win-win would be taking down the wooden poles that are falling down.
 - Did not contact the NPU either. Unusual for GP - typically sensitive about neighbor input.

- Parks Committee:
 - Update on North Highland Park -
 - great clean up, all organized by Mark Nevitt. Weeding, debris clean up. Looks very good now.
 - Garbage can is missing some slats; one neighbor may fund this.
 - Update on Orme Park
 - Clean up planned for Sept 13th
 - Update on John Howell Park
 - Clean up planned for this coming Saturday.
 - Operating Agreement for Friend of John Howell Park, LLC in process. (Mary Frances Joes)



- Safety & Transportation:
 - 5th Annual Bike to Howard Class -
 - August 2nd - A success! Biggest group yet (50 people) and many donations to PropelATL.
 - We have tentatively scheduled next year's class for 8/1/26- Will pass this on to the next board.
 - Tactical Urbanism Proposal Update - Install day is coming soon!
 - The permit for the Midtown portion of the Tactical Urbanism project (narrowing the crosswalk and turn lane from Monroe to Virginia Ave) has been placed under a new review. This is very unusual.
 - The status of the Midtown portion is unclear, and for now, it is affecting the VAHI portion. We are working to create next steps- if that means separating the project for now- and will keep the
 - Board will be updated as we move through the process.
 - Good news - a lot of people have been asking about it.
 - Rollout reminder:
 - This is a pilot program (one year), not a permanent installation
 - This segment does not go in front of any single-family driveways
 - In coordination with Midtown Neighbors Association and through City of Atlanta
 - Has been discussed openly at every VHCA board meeting since November 2024.
- Communications Committee
 - VHCA website refresh & Committee Audit of pages to look for outdated information, missing information, or broken links.
- Elections Committee
 - Ida Centner, web developer, has helped us to post information on the website.
 - The candidate declaration form will be live tomorrow. Bio, etc.
 - Ida shared that about 300 people voted in 2024
 - Ida took all board members out so no candidates or board members can see the individual votes of each person. Cronin suggested that someone else should have a line of sight. Hobson-Pape shared that other similar boards have external vendor (such as Ida) to provide that function.
 - New VHCA member registration to vote - Now - September 1
 - Discuss changes for current VHCA member confirmation renewal to be part of voting ballot
 - Candidate Nominations - Now - September 1
 - Post Candidates & Bios online - Sept 2 - Sept 18
 - Election for VHCA/VHCL Consolidation & Amended Bylaws - In Person, September 8, 2025 (new bylaws and board policies will be posted online August 12th)
 - Election for new Board Members - online, September 8 - 18, 2025
 - New Board Announced Sept 20th
 - Langan to write up election info for the Voice/social to share and share with Harward.
 - Mary Frances Jones reminded all that the vote for Consolidation and bylaws changes is in person to follow current bylaws. So long as the information about the vote is shared ahead of time, the quorum is the number of people that attend and vote.
- Fundraising Committee:
 - Summerfest Update (Karen)



- Date set for June 6-7, 2026; Friday Night Neighbor Celebration June 5, 2026 - Website updated.
<https://vahi.org/summerfest/>
- Tour of Homes Update (Melissa, Amy)
 - We have confirmed 5 homes and are actively coordinating with VHD for the preliminary marketing and branding. Want to have 8-10 homes.
 - Need volunteer support.
 - Sponsorships are independent VHCA / VHD
 - Langan shared that we should talk to the architects/developers that we deal with on planning to get them to sponsor.
 - We are on track!
- Friends of VAHI (Karen)
 - Peggy Berg shared that her donation check has not reconciled; we need to look into that.
- Films in VAHI (Karri, Mary Frances)
 - few films in the neighborhood, no additional revenue offered for convenience fee.
- Merchandise (Miguel, Karri)
 - Communications to keep pushing the merchandise

Old Business

- Candidate Forum for City of Atlanta City Council District 2 -
 - Midtown High School (The Southerner) hosting District 2 debate at Park Tavern, Date TBD.
 - VHCA and other civic associations to support Midtown High School efforts.

New Business

- No new business.

Adjournment

Meeting ended at 8:44 pm.

Respectfully submitted by:
Karri Hobson-Pape