



**Dated 03-31-2022**

**Facilitator: HOA Board of Directors - Derrick Houston & Quinton Wiggles**

**Call to order time: 7:38 PM**

**Location: 1080 Aspen Drive Lithia Springs GA 30122**

**Attendance: 42 Homeowners**

## **Silver Creek Ranch Town Hall Meeting Minutes**

Prior to the meeting start, committee Member Jerome Powell assigned Amenities Access Key Cards to homeowners.

Derrick Houston introduced himself as the new President of the Silver Creek Ranch HOA. He welcomed and thanked everyone in attendance for coming. The President explained this was not an annual meeting but rather a Town Hall Meeting. The meetings purpose was to introduce in person, the new President and Treasurer of the HOA. The HOA wanted to welcome and acknowledge new homeowners to the community. The HOA wanted to acknowledge what is happening in and around our community and acknowledge the need for volunteerism within the community. The HOA proposed a set of a community agendas consisting of short term and intermediate goals.

The President explained earlier last year, how he responded to the request for volunteers to join the HOA board. The President was clear and very transparent with fellow homeowners that he was voted onto this board by two separate votes with no quorum and through the HOA Bylaws was legally appointed onto the HOA Board according to the HOA legal counsel of Lazega & Johanson. The President stated he has no agenda other than to lead homeowners and create a sense of community and pride of ownership by working together to accomplish community goals.

The President explained the reason why the HOA had to change our property management company from ACS Property Management to Ardent Property Management. ACS Property Management did not want to renew their contract with the HOA. It was explained that we obtained 4 property management bids and chose Ardent Property Management based upon questions we asked and answers they provided and prior reputation and satisfaction rating. President acknowledged a good and responsive working relationship so far with our property management administrator Kristen McDade.

---

President explained this is a POA (Property Owner Association) community and read an outline to homeowners in attendance as to what a POA is supposed to be about and represent.

We are a POA Covenant Community which governs the residential property in our Silver Creek Ranch subdivision.

The goal of a POA is to maintain and improve the entire common areas and enforce overall neighborhood esthetics. We have our Covenant and Bylaws that explain the enforceable rules and

regulations as it pertains to homeowner property do's and don'ts and common areas access and upkeep.

POAs can implement zoning restrictions, undertake development projects, and beautify community areas.

POAs often focus their attention more on the overall health of the community by engaging in neighborhood plans and activities and increase property values across the subdivision.

Buying into a POA Community can be extremely beneficial by ensuring that you live in a community of homeowners that are vested in what happens within their community and will be sure to gain in value with community upkeep.

---

The President explained we have our own website "scrshoa.org" where information can be disseminated by the HOA Board and where prior HOA Annual Meeting Minutes are recorded under the "https://scrshoa.org/stay-informed" link.

The President explained community questions should be submitted through the Ardent property management portal.

The President spoke about the need for residents who have received infraction fines, to address them with a written explanation with attached supporting pictures acknowledging the repairs made, and submit that information using the Ardent property management portal. The president even stated if you received an infraction notice, do not ignore it, use the Ardent portal and explain the need for more time for whatever reason, and we will be reasonable and work with the homeowner.

The President addressed budgetary matters and some of the larger expenses associated with the HOA.

The President explained our largest expense is our increased HOA Liability Insurance due to several law suits filed against the HOA over the past 4 years which has raised our rate to \$17,420 per year. Our previous Liability insurance yearly rate just four years ago was approximately less than \$3,000.

The president provided an overview of expenses as follows:

**General Monthly Reoccurring Expenses**

HOA Directors & Liability Insurance \$1,451 x 12 months = \$17,420 per year

Ardent Property Management \$1,537 x 12 Months = \$18,444 per year

ACL Landscaping Maintenance \$1,300 x 12 Months = \$15,600 per year (contract up for renewal now and a proposed increase to \$22,400)

Pool Maintenance \$600 x 12 Months = \$7,200 per year

**Those 4 Expenses alone TOTAL = \$65,464 for the year**

\*\*\*Now that's not including common area expenses such as:

**Electric, Water, Security Monitoring, Phone & Internet... Totaling \$500 x 12 Months = \$6,800**

**Bringing the total to \$72,264**

**Repairs and Maintenance of common areas**

\*Proposed - Playground Repair and Refurbishment \$2,300 to \$3,000 if we have volunteers and do it ourselves

Completed - Upgrade of Tennis Court electrical panel cost \$850

\*Proposed - New Surveillance Camera system w/ Voice communication over loud speaker \$2000 installed

\*Proposed - Tree Removal of Parsons Pear Tree in parking lot estimate \$950 to remove

\*Proposed - Pool water slide and water fall repair? Still gather information on an economical repair.

The President also explained a proposed increase in our current landscaping cost. The HOA is in the process of obtaining new Commercial Landscaping bids.

The President addressed the issue of "Parson Pear trees" that were planted throughout the community and why so many have branches that have split and fallen. These trees were initially planted for their colorful white blooms and they were cheap according to A.J. Tree Service and are prone to limb breakage due to the weight of the tree limbs. The HOA has received a bid to completely cut down the Parson Pear tree located at our Club house parking lot for safety reasons.

The President asked homeowners with specialized skills to step up and volunteer their knowledge and time. He explained the HOA has a need for knowledgeable professionals that can assess several common areas that either needs repair, adjustments or replacement.

The president asked to form a "Professionals Committee" which would include:

- Plumber or irrigation personnel that can assist with our sprinkler and drip irrigation system used for front and rear entrance areas. Also assist with a design for proper drainage of the Playground area.
- Electrician for common areas if needed.
- Professional landscapers with insurance for common areas (front, back entrance and pool / clubhouse area). Our contract is up with our current landscaper and they have raised their monthly rate.

The President asked to form a "Welcoming Committee" to welcome new residents and plan community functions.

The President asked for any "Painters and Artist" who can lead a volunteer team and assist with the repainting of Children's Playground Equipment, the wrought iron fencing around the pool, tennis court metal light pole to prevent and stop the progression of rust.

The President researched the Children's playground equipment area for refurbishment. Burke manufactured the playground equipment. It was purchased from Burke in 1994 (28 years ago). This type of clamp playground system is no longer manufactured and there are no plastic replacement slide parts available to retrofit our setup.

To replace this playground equipment would cost approximately \$25,000 just for the equipment and shipping. Add another \$23,000 to install it. We definitely don't have the money for that.

The President proposes the refurbishment of the equipment as our First Community Project where homeowner's can volunteer some time and effort really fix up our playground and make it look great!

- First make sure our drainage pipes are buried properly below grade so that when it rains, water that drains to one end of the playground will seep into the buried drainage pipe and flows into the evacuation drain outside of the playground enclosure.
- We need to Power Wash the entire playground set.
- Properly paint all exposed Aluminum post and metal parts.
- If we have an artist amongst us – repaint the faded lettering and characters on the plastic rotating Tic Tack Toe squares.
- Purchase and install wood mulch at a depth of 6” which will protect a fall of up to 8 feet. The wood mulch will need to be safety rated by IPEMA (International Play Equipment Manufacture Association).

In conclusion the President presented a future plan to redesign the Sales office into a usable Clubhouse with a kitchen that can be rented out for various occasions. He did explain this would require an increase of HOA Assessment dues over a 5 year period. No specific dollar amounts were given. It was brought up as an exploration of community future planning.

The President opened the meeting for homeowner questions.

The meeting ended at 8:50PM