

1-8-25 Meeting

Todd called the meeting to order.

The AirBNB situation was discussed. The judge in the lawsuit that is still in litigation agreed that the original covenant will not allow change. We were advised not to make any resolutions until after the lawsuit is settled. Hogle requested deposition dates from the party involved in the litigation. We still haven't gotten that response from his attorneys. Currently, it is written to where we need 100% homeowner agreement to make any changes.

Work Day – It was decided that we are not going to have a work day. We just didn't get much of a residential response. We may just take Facebook and website submissions. We cannot do anything that requires a licensed trade.

AGS has done a good job with our landscape. We will continue to use them.

Financials:

End of Year –

\$2,225 check to AGS to replace pine straw

\$2,500 check to AGS to bring current.

Starting balance in the checking account was \$8,160.54. Total is \$5,266.88

The money market account is \$24,844.95. There was no current activity to report.

There are currently three houses in collection over unpaid HOA fees.

We put up two signs for the retention area due to liability purposes. The cost was \$350.

We need to get quotes to trim the retention area and clear it back to the trail, at least 4 to 6 feet possibly. Must dispose of all the clearing.

Todd made a motion and Jimmy 2nd it.

The electrical box up front does not have power. Could be a breaker issue. Todd is going to have it checked out.

The back sprinklers are not all working. We will have AGS take a look at them.

Mary was reimbursed \$47 for the flowers she placed at the front entrance.

The house on the corner of Gaffney may be in foreclosure. The owner's children are in the process of moving her out.

New owners on Petersburg have a utility truck in the driveway. We will have a discussion with them about moving it.

Debby is making "Welcome to the neighborhood" packets for new homeowners.

We may have to look at increasing the dues at the next meeting. We will talk about it and see where the budget is due to the lawsuit.

Protocol on problems within the community:

When we get notified, a letter needs to be mailed to the homeowner. Debby will send the letter. It is a form letter with a code # and what fine is associated with it. Todd must be notified when the letter is sent. If it is a rental situation, the homeowner will be notified as well.

Approved:

A handwritten signature in black ink, appearing to be 'Todd Whaley', written over a horizontal line.

Todd Whaley
President

A handwritten signature in black ink, appearing to be 'Dawn Steward', written in a cursive style.

Dawn Steward
Secretary