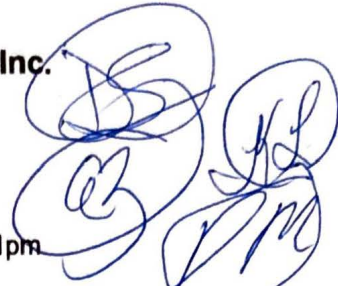


Rodgers Creek Property Owners Assn., Inc.
3255 Rodgers Creek Road #6045
Ellijay, Georgia 30540-0787



Quarterly Board Meeting Minutes | Tails Creek Clubhouse | September 14, 2019 @ 1pm

Board members in attendance: Devon Morris, Jennifer Newton, Diane Stromberger, Elizabeth Zeigler, and Kathy Laney

Meeting started at 1pm

- Elizabeth read meeting minutes from August 17, 2019, board members approved and signed
- Agenda items to add: Umbrella policy for insurance and a working budget; agenda approved
- Committee Reports
 - Roads: Stevin Barringer did a drive around subdivision the past week. Noticed that Rodgers Creek Road was the worst. He called County and we are on the schedule for maintenance. Stevin said if no results in a week or two he would call again. A crew spent about 4 hours on Derby Ln to clear debris and would need to spend about the same amount of time on Bear Ln to do the same. Ditches get clogged and all members are responsible for their ditches. Kelly Cassidy brought attention to the mosquito pond near her property. Devon is to investigate.
- Treasurer Report: Kathy Laney
 - Filed 2019 tax return, it should be ready in October.
 - P&L pulled from Quickbooks shows a -\$15,000, but currently the bank shows a balance of \$16523.29. There has been a struggle with Quickbooks, invoices done incorrectly.
 - CBA answered cease and desist on August 30, 2019 and released all judgements as satisfied. Board received check from CBA after sending Cease and desist letter, board chose to hold check and ask for advice from bookkeeper before proceeding.
 - Auditor suggested upgrade to Quickbook to 2019 from 2016. It was discussed that if we use bookkeeper it will not be needed to upgrade
- Time to complete tasks: It was discussed that a blanket 10 days to complete tasks might be too short on some tasks assigned by the board. It was unanimously accepted that a time limit would be assigned per task when task is assigned, but the member assigned would have to report to the board within 10 days on the progress of tasks assigned.
- Weedeating: due to not having volunteers working on our roads because of insurance coverage.
- Dead Man's Curve: nothing from amicalola electric, ETC or county commissioner. Kathy met with engineer from amec and gave suggestions to improve but no action. It was discussed to get the issue on the agenda during a board of commissioners meeting, Board asked for volunteers and Pat Graham accepted. Pat and Kathy will work together to get dead man's curve on agenda and get information to membership to show support at meeting of commissioners.
- Lot owner purchased gravel: lot owner was not available at the meeting. Board unable to vote on issue. Board needs proof of purchase for board to move forward. No decision was made.
- Lot owners not paying dues: currently there are no liens on every lot that is not current. Due to the confusion of quickbooks it was decided to table the issue until board talks with attorney and/or bookkeeper.
- Rules and Regulations: Ed McDonald's letter (dated January 13, 2019) validated 3 past rules, all others were invalid. It was discussed to have a tier 3 fine for any violation of covenants with a 10% annual increase. \$100 for first month, \$200 for second month, and \$400 for third month with a lien being placed on the fourth month of violation. It was accepted unanimously. Diane is to rewrite to void previous versions and to rewrite the fine showing the new tiered fines.
- Insurance: Currently it is unsure if we have the correct insurance for our POA. Diane is to call around to ensure we have the correct insurance that will allow the POA to have volunteers work on roads.
- Budget: We will start with an annual budget then break down to quarterly budget. Board members worked on a budget and approved.

Meeting adjourned at 2:45pm