

July 2017 Meeting Minutes

The JULY Board meeting was held on 7/27/17 from 7:00 to 8:50pm at Dave Krahl's home.

PRESENT: Jacquie Houston, Ryan Andrews, Steve Moorman, Dave Krahl, Joy Barrett, Vivi Kempf

ABSENT: Cindy Hickson

MIMUTES: The June minutes were reviewed and approved by Steve Moorman and Dave Krahl.

TREASURER'S REPORT:

A semi-annual report was presented by Joy with copies given to each member (See Attached).

Changes to be made:

- Under misc. a special section will be added for annual meeting expenses
- Lawn Maintenance will now include all landscaping expenses
- Petty cash is presently \$56.13. This amount was checked and verified by Ryan Andrews.
- \$97.90 was paid to Kay Curry for purchase of flags displayed at the front entrance.
- Deposits from annual dues: \$17,800.00.
- Ending balance as of 6/30/17: \$22,300.30
- \$550.37 will be added for legal fees.
- Athens First will be changing their name to Synovus but they have notified the treasurer that our routing number will remain the same. The recent statement sent as of 7/27/17 noted a balance of \$21,524.73.
- Property taxes of approximately \$363.00 will be due in September and \$950.00 for Insurance policy renewal will be due in the next few months. The treasurer has not yet received any recent bills from Cindy Hickson for website expense.
- Jacquie stated she would like to see a copy of our insurance policy to see exactly what is covered.

NEIGHBORHOOD CONCERNS:

Dan Stevens: The homeowner inquired why College Pro was not cutting the strip of land from SCF entrance to the front of his entrance along Morton Road when they were doing the entrance cutting. It was decided to ask College Pro how much the additional cost would be and if a reasonable amount, their frontage area will be included in the entrance maintenance.

Steve Warner: The HO complained the web page is not up to date with board meeting information nor any information on the dam repair meetings. Ryan will check with Cindy to correct the problem.

Dog: The board has received calls concerning a dog that has been hanging around various homes in the neighborhood. The animal is believed to belong at 185 Millstone. Steve suggested contacting ACC animal control or Golden Retriever Rescue to see what can be done.

OLD BUSINESS:

Dam:

- The MOA was received from ACC and was forwarded to our attorney for review. Questions arose concerning paragraph #3 as to whether the county would continue to maintain Millstone Circle road after work on the dam was completed. HOA attorney (David Ellison) feels that paragraph #3 contradicts the previous paragraph and the contract needs to be revised. Drew Raessler from ACC responded that the county government reserves the right to abandon any right of way in the future. Our district commissioner, Sharon Dickerson, feels that paragraph does not need to be in the contract because this statement is standard for the county. The MOA also reads that our lake is for aesthetic and recreational purposes and not for stormwater management. This is in line with the objective of the developer. This will be brought to the attention of Drew as to whether questioning the wording of the lake would downplay the stormwater aspect.

- Once all of the above is changed to the satisfaction of the board, the MOA will be signed by the President and Secretary of the HOA. A vote was taken tonight and all board members present were in favor of supporting the MOA.
- The ACC agenda meeting is 8/15/17 and the plan will go before the mayor the 1st of September. Once again it was emphasized the importance of as many homeowners as possible attend the commission meeting to counteract any negative comments that may occur. An email will be sent to all HO asking them to attend to support the dam repair. Letters to the mayor in favor of the MOA are also another possible way to show support for this issue.

Violations:

- Homeowner X: All board members, along with our attorney, agreed to let Homeowner X put his house on the market without any further dealings with him. This issue is closed.
- Homeowner 1: Numerous attempts were made to contact Homeowner (phone # not in use) regarding violations by her renters. Two board members, Steve and Ryan, will go to the house and speak directly to the renters re: numerous vehicles, both recreational and commercial, in their yard visible from the street, and informing them this is in violation of our bylaws. Homeowner will be notified by a certified letter if the renters do not comply.
- Homeowner 2: Part of the broken fence is on SCF property. This will be addressed by board members.
- Homeowner 3: HO has improved his landscaping but 2 slats on his fence are still broken. Steve will contact Thomas Dickerson to see if he did the clearing on the land and if so, to see if the HO would like him to fix the fence.
- Homeowner 4: His lot is currently for sale. The board agreed it would not be in our best interest to buy or accept the property should it be deeded over. The land is not buildable.

NEW BUSINESS:

- App: Next Door: This is a neighborhood listing providing information to all of what is going on in the neighborhood. This will be brought up at the annual meeting to see if there is any interest in pursuing this.
- Neighborhood dinners will resume shortly. Nancy Moorman will coordinate.

SUGGESTIONS:

- Neighborhood yard sale: the possibility will be discussed at the next Bunco group meeting.
- Planting 2 new trees at the entrance each year, finances permitting.

Next Meeting will be 9/21/17 at Steve's home.