

**The Annual Meeting of the Wilmington Homeowners Association
was held Tuesday, January 28, 2025, at 6:00 pm, at the
Stratton Library**

Community Manager Bob Powser opened the meeting by announcing there was no quorum, as only six eligible households were present and by proxy 13 were required. The households present were board president Reese, Rivers treasurer by proxy, and member at large Caines, other owners present were Toussaint, Gibicsar, & Ashford. Bob greeted the members in attendance and the meeting was opened by inviting the Board to introduce themselves, followed by the members also introducing themselves. Bob asked that the reading for the notes be waived from last year's meeting. All agreed.

Bob presented the budget report for the past year, and announced there would be an increase in the annual dues for 2025, from \$165.00 to \$172.00 per year. All obligations were met for 2024.

There were some changes for the coming year's budget due to increases in attorney fees, and other minor expenses. There is a balance of approximately \$4K in reserves for emergencies and major improvements/repairs. Currently, 6 homeowners (5%) are delinquent in paying the HOA dues for two years or more. There were only two home sales in 2024, with 19% of households representing rentals.

Bob announced the ballots would not be used, since there was no quorum. The present board would remain as it is unless they a board member resigns, however, if someone would like to volunteer to be a member of the HOA Board, the bylaws are allowed for up to 5. There were no volunteers to be added.

Martin opened the floor for any questions and concerns the members may have. The following topics were brought up for discussion:

- **Vehicles parking in cul-de-sac perpendicular to curb and block driveways Bob will send a letter if households are identified; police can also be called to issue a ticket to violators.**
- **Bob reminded owners of the community website and Facebook Page Can members post on the Wilmington HOA Facebook page (Bob previews posts for approval) or owners can create an online account through EasyHOA, the communities new management software to review their account information and pay the annual HOA fee.**
- **Fair traffic (should law enforcement be requested again to help direct traffic, as county signs do not appear to be as helpful as possible). Members again get stuck in traffic when returning home from work, etc. Bob is to contact Cobb DOT for potential no street parking signs in the community, however Bob did not believe this was an available option. Plans are to place no parking signs on the streets during the fair and look at other potential options.**
- **Questions were asked regarding the duties of the Board, and Bob briefly described the role of the Board members.**
- **Discussion was made to help slow down vehicles speeding in the community from speed humps to stop signs at the corner of the 3-way streets of Chamirey & Santenay and Chamirey & Bergerac. Bob is to investigate these options.**

At the end of the discussions, a motion that the meeting be adjourned, seconded, so moved, and adjourned the meeting to 6:35 pm.

Respectfully submitted,

Carol Canies