

SHILOH STABLES PROPERTY OWNER'S ASSOCIATION ANNUAL PROPERTY OWNER'S MEETING

JUNE 19, 2021 – 10:00

HELD AT THE SHILOH STABLES BUNKHOUSE

Jim Harrison, President, called the meeting to order. Other Board members in attendance were Larry Davis – Vice President, Freda Heyen – Secretary, and Lynn Marqui – Treasurer

Meeting quorum was obtained.

A motion was passed by Debbie Pringle and seconded by Marcia Jaffe to accept the minutes of the October 3, 2020 SSPOA meeting.

ROAD WORK: Thanks to our road team Rich Franklin and Jeff Richbourg who continue to volunteer and supervise our existing roads. Jim Harrison acts as our liaison to Rich to bring the thoughts and ideas of the road committee for review and discussion. 90 to 95% of our assessments are spent on community roads. We do hire out some subcontracting, but our team has saved us much in cost. Material continues to be added but the roads are hardening and on track. Trouble spots will be groomed and worked. Looking forward into the Fall, leaf blowing of ditches will be done in addition to another bank cutting. Rich and Jeff are looking into a solution and cost for “drink spiller” (reverse speedbump) on Butternut. Currently, Dale and Kelly Fielder are preparing for construction to begin on their home and have paid the road impact fee. They have qualified and met all building codes. Jim Harrison has met with the builder and all is in line. Please continue to reach out to Jim Harrison (770-633-3945) directly for all road concerns.

WEBSITE UPDATE: Our website provider is Go-Daddy. It has been broken for awhile (Adobe Flash Issue) but is now back up with a new look. Marcia Jaffe asked if it would be possible to have a public and private part to the website. For access to the private part, home and lot owners would be given a password to access a community directory. Jim Harrison has been working with an acquaintance who has been beneficial to getting our website back up and running. He will address this possibility with him.

FRONT ENTRANCE: Thank you to Leslie Wagner for leading, organizing, and planning the budget for our front garden entrance. She's had volunteer assistance from her husband Dick, Wayne and Judy Kise, and Lynn Marqui. If you are interested in volunteering, please pass on your contact information to Leslie. The current condition of the wagon was brought up. Al Pringle will look into and see what is needs to be repaired and updated. Bill Burgess offered to work with Al on the wagon.

WELCOME NEW MEMBERS: Diane Barnes, Dawn and Bill Burgess, Dale and Kelly Fielder, Greg and Cheryl Young, Sharon Del Bianco and John Kremski, Mario and Resla Gomez, Lawrence and Melanie O'Neil, and Peter Vash.

FINANCIAL REPORT: REVIEWED BY LYNN MARQUI: An itemized budget report created by Lynn was passed out and reviewed. We remain on track with our finances. Larry Davis inquired if we had a separate reserve account. Currently we do not, but we accumulate funds in our account to have enough to use for emergencies if necessary. Members present were all in agreement with it. Thanks were given to the Financial Committee to include Lynn, Debbie Pringle and Marci Morales and Tabitha Abrams was welcomed to the committee.

LOOKING AHEAD FOR THE REMAINDER OF 2021: The proposed 2022 budget will need to be prepared and brought to the next Board Meeting in October 2021. At that time, Board Members will set the 2022 budget. Again, thanks to all the members of the financial members listed above for your time and volunteering.

FUTURE ROAD WORK CONSIDERATIONS: P & R Paving in Murphy (Kenny Phillips) were brought in to look at the two trouble sections of road on Shiloh Overlook and Butternut. It was questioned as to what it would take to pave a section (track) on these two roads. Their estimated cost was \$45,000 to \$50,000 dollars. This would not include other infrastructure issues or water drainage concerns. Financially, this is not a viable cost. Al Pringle asked about any composite materials to go on these areas. Jim had looked into but no one seems to really know how to maintain it. Honeycomb is hard on a flat surface but on angled roads, it could be a problem. Pete Vash volunteered to look into the Geotechnical aspect of the road issue. Frequency of road maintenance (every 4 – 6 weeks) has made them so much better, thanks to Jeff. Reducing speed on community roads and using 4-wheel drive in all vehicles or low gear will help the conditions of the roads.

A budget of \$7000 for Calcium Chloride has been set for all roads.....7 miles in Shiloh. It was suggested that we put calcium chloride on just the problem areas. Jim will get with Rich to look at this idea. The establishing of a road committee was introduced and Kevin Abrams, Bill Burgess, and Peter Vash volunteered to work with Rich and Jeff on road concerns.

2021 PROPERTY IMPROVEMENT ITEMS: Rudolf and Marci Morales have done extensive research into possibly adding a cluster mailbox (with an outgoing slot) and package drop-off unit at the front entrance of Shiloh Stables. We currently have 90 owners of lots. Fed Ex and UPS trucks do a lot of damage to the roads and especially the higher elevation properties. They are on those roads daily. Drop boxes (color coded by areas of Shiloh) would eliminate most package delivery traffic. A mail center would eliminate the long string of mailboxes on Burch Cove and improve our entrance appearance. Currently the property that the mailboxes stand on is not owned by SSPOA or Jackie McClure. Ideally, if the SSPOA could purchase, be given a right away, or a 9 year lease to that triangle of land, it would be the best location for a pull out area to access the mailbox cluster. Other locations to consider were near the entrance wagon area and creek, lower barn, or behind the bunkhouse. The lower barn area is not really safe

because of horse, pedestrian, trailer, and vehicle traffic. Behind the bunkhouse brings up security issues. Our goal too, is not to overstep all the generosity that Jackie has provided to the SSPOA. From the members present, it was a very favorable idea. The proposal will be further studied. All of the above would have to be given approval by the USPS but would probably be in line with rural delivery.

OTHER NOTES OF INTEREST: 1. Please continue to observe speed limits. Also remind your guests and any builders that will be coming into our community. In the future, it might be worth looking into to have a builder sign off on speed limit requirements for them and their crew. 2. Limit items put into the dumpster to household trash only! The dumpster is paid for out of our dues. As always, thanks to Jackie for the use of his property. 3. We still have two property owners who have not paid their dues: Glen Buzze and Stephen Salle. They have received certified letters on liens to be placed on their peoperties.

SPECIAL ANNOUNCEMENTS: 1. Be considerate of your neighbors in regards to noise and lighting. 2. Please do your part to keep limbs and trash removed from roads. If it's a bigger issue, report it. 3. Thanks to Lynn and Rudolf for cleaning signs and weed cutting. 4. Thanks to Mike McFerrin for checking the HOA mailbox.

THE CURRENT BOARD WILL REMAIN AS OFFICERS FOR HOA.

OUR NEXT ANNUAL BOARD MEETING WILL BE JUNE 11, 2022 AT 10:00 A.M.

MEETING ADJOURNED