

SHILOH STABLES PROPERTY OWNER'S ASSOCIATION
ANNUAL PROPERTY OWNER'S MEETING
JUNE 11, 2022 - 10:00AM
HELD AT THE SHILOH STABLES BUNKHOUSE

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

Meeting quorum was obtained.

It was mentioned that last years meeting minutes did not include a discussion about paving portion of Feedbag. A motion was passed by Patti Franklin and seconded by Danny Pitts to accept the minutes of June 19, 2021 SSPOA meeting.

Looking back: Thanks to Rich Franklin and Jeff Richbourg, they do a great job with the roads! Please make sure you contact Jim Harrison (770-633-3945) with any discussion on road maintenance.

ROAD WORK: Thanks again to our road team Rich Franklin and Jeff Richbourg who continue to volunteer and supervise road maintenance. Shiloh roads have been mowed, culverts and ditches cleaned and leaves blown out. Future grooming and working trouble spots with some graveling will continue as needed. Another mowing is planned in the fall. Calcium Chloride will be applied for the same cost as last year with a small increase in shipping. Question was asked what is grooming? Which was described as leveling, filling pot holes, etc. Again bring any road concerns to Jim Harrison (770-633-3945).

FRONT ENTRANCE: Thank you to Leslie Wagner for leading, organizing and planning the budget for the front garden entrance. She's had volunteer assistance from her husband Dick, Wayne & Judy Kise, Patti Franklin, Lynn Marqui and Cindy Sullivan. If you are interested in helping out please let Leslie know. Condition of wagon was brought up. Work is needed but it was suggested wagon be moved to covered area so it can dry out. Jack McClure has agreed to allow us to put the wagon somewhere under arena or nearby. Mitch Marqui will be the Project Manager for wagon repairs. Linda Tanto and Rudolf Jaffe have offered to volunteer on project. Also it was suggested to contact Jeff Richbourg to see if his crew could complete this project.

WELCOME NEW MEMBERS: Tracy Baker, Michael and Sylvia Bronner, Todd and Robyn Hohensee, Keith Parker, Caleb and Michaelanne Swink, Mike and Halli Jones, Dale and Kelly Fiedler

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 except for a small increase in dumpster cost. Received three road impact fees which helped to keep us under budget for road maintenance cost. Compared to last year, we have used less gravel which has helped us to stay under budget. All other items in budget are on track. Question was asked if the impact fees were being used to pay for calcium chloride. Answer is no - impact fees are used for repair of roads after new construction. Question was asked if calcium chloride will be applied to all roads in Shiloh. Answer was yes - all roads received calcium chloride. Discussed importance of applying calcium chloride: reduces the dust and over time it can harden roads. Discussion about our reserve was brought up as to why we have a reserve and how many dollars we want in it. The reserves requirement was explained as a resource for covering

expenses in case of emergencies not covered in the budget. One example was downed trees from storms. There is no planned dollar amount for the reserve.

LOOKING AHEAD FOR THE REMAINDER 2022: Need volunteers for finance committee. The proposed 2023 budget will need to be prepared. Finance committee volunteers that were elected this meeting are Mike Jones, Debbie Pringle, Tabitha Abrams, and Lynn Marqui. These board members will set the 2023 budget. Again, thanks to all the members of the financial committee for your time and volunteering.

Still working to secure property for mailbox cluster. SSPOA trying to buy property where current mailboxes are located. Owner is willing to sell but we cannot move forward until we get a survey for legal description of property. There is a problem with survey in as if the property owner sells the one tenth acre to us he will be under one acre total for his property. One acre is required to have water/septic permit which would only affect current owner if he sells the property. We currently have Mr Sprinkle working this issue and we believe he can solve this problem with an exception on easement. Purchase will continue as soon as possible after resolution and then we can proceed with plans for cluster mailboxes and package drop-off for Fed Ex and UPS.

Lynn Marqui has created a welcome letter for new homeowners to Shiloh Stables. Letter welcomes new homeowners and reminds them of speed limits, using 4WD or AWD, the members and contact information for SSPOA and the McClure family property areas.

NEW BY-LAWS AMENDMENT - PRESENTATION OF SHILOH RIDGE AMENDMENT: The SSPOA Board is still studying this issue and requires more information at this time. This item has been tabled. Both developments working to achieve a final goal of two POA's if possible. Board is wanting to seek council for help with decisions to ensure we are going about this the most logical and simplest way. There will be no vote at this time. Question was asked what services would Shiloh Ridge and Shiloh Stables share in the future? The dumpster and access to horse trails were only items noted that we would share.

Walt Harper did short presentation discussing the recent road work in Shiloh Ridge and fees collected to pay for repayment of the Shiloh Ridge roads.

NEW BY-LAWS AMENDMENT - PRESENTATION OF ARTICLE XIII AMENDMENT: Jim Harrison began discussion with "why we need it". Our impact fee was \$1000 in the initial amendment created in 2008 for new home builders. Several factors have changed since 2008.

1. Expenses have increased (gravel, labor, and equipment); 2. We only have new home construction fees - some home renovations are worse on roads than new constructions; 3. Remove opinions on refunds; 4. Heavy equipment - no one wants to chase contractor trucks for road repairs. SSPOA feels we need to make changes to our current road impact fees to pay for road damage due to heavy construction. If we do not make this change it could result in higher annual dues for all homeowners or use of a special assessment to get required fees. There was a presentation by John Kremsek - see attachment. Discussion was brought up about the use of a lawyer. The SSPOA had previously met with a lawyer reviewing Article XIII and no problems or issues were noted. Some discussion was brought up about lawyers in the Hayesville area as to whether they were qualified to help with our POA to ensure we were not exposed to being sued. Question was asked if lots located outside of Shiloh Stables on Geisky can be removed from amendment. They cannot be removed but they would not be affected as they are located on county maintained roads.

There was a proposal to "MOTION TO TABLE" - it did not carry.

Favor = 7, Against = 30.

Amendment of Article XIII will go forward for a vote. Voting took place by voting form. Lynn Marqui tallied votes.

AMENDMENT OF ARTICLE XIII: Tally Revealed.

YES = 35 NO=3

Article XIII was passed and will be added to the SSPOA By-Laws.

DUES NOT PAID IN 2022: Several homeowners still have not paid their dues for 2022. Late notices have been sent.

SPECIAL ANNOUNCEMENTS:

- Thank you Jackie for the use of your property and all his community contributions.
- Please consider your neighbors in regards to noise and lighting.
- Please pick up limbs and trash from roads. Please use AWD or 4WD vehicles on inclined roads.

NEW BUSINESS - HOME RENTAL DISCUSSION: The current Covenants and By-laws do not restrict any property being rented by the owner. The floor was open to a of both for and against the subject. A letter written by Debbie Pringle was read by Kevin Abrams requesting short term rentals (such as VBRO) not be allowed noting many negative outcomes when short term rental take place.

In addition, the discussion included the following concerns about rental properties: 1.Short term rentals are more problematic - long term rentals can be useful to property owners. 2. Several homeowners believe rentals under three months should not be allowed. 3. Some fear renters traveling in higher elevations of Shiloh could cause more road damage. 4. Others fear there is a danger to pedestrians and horse back riders. 5. Should this issue be more of a case-by-case situation as to the impact on the neighborhood rather than for all homeowners? An Amendment to the current Covenants and would require a 75% vote in favor of a proposed amendment to pass.

The board will discuss the issue at the next Board meeting to determine next steps.

ELECTION OF SSPOA BOARD of DIRECTORS:

A motion and second we made by the meeting attendee members for the current Board of Directors to remain the same for the upcoming 2023 year. The motion passed with all attending being in favor of the motion.

The Board of Directors will remain as follows

Jim Harrison, President
Larry Davis, Vice President
Lynn Marqui, Treasurer
Cindy Sullivan, Secretary

OUR NEXT ANNUAL BOARD MEETING WILL BE JUNE 24, 2023 AT 10:00AM

MEETING ADJOURNED