

SHILOH STABLES PROPERTY OWNER'S ASSOCIATION
ANNUAL PROPERTY OWNER'S MEETING
JUNE 13, 2026 - 10:00AM
HELD AT THE SHILOH STABLES BUNKHOUSE

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

Meeting quorum was obtained. Meeting started at 10:07am.

A motion was passed by Lynn Marqui and seconded by Debbie Pringle to accept the minutes of the June 21, 2025 SSPOA annual meeting.

ROAD WORK:

Shiloh Stables side - Significant work in March and April to refresh and maintain the roads. Approximately \$12,000 spent on gravel and road grading. Chris Jones has been hired to provide gravel and grading. He is also purchasing equipment to cut and mow road embankments.

Thanks to Rich Franklin for all his hard work maintaining our roads.

An initiative has been taken by Debbie Pringle to contact Amazon to encourage drivers making deliveries to use the mailbox closet to reduce the number of trucks on our roads. Homeowners are being asked to add the closet address when ordering items in the special instructions section of their order. Example: "Place parcels in neighborhood locked closet in mailbox pavilion on corner of Burch Cove and Shepherd Drive". Lisa Butts has volunteered to place a sign with delivery truck logos at entrance pointing to closet location for drivers.

Shiloh Ridge side - Currently building reserves for future improvements.

Thanks to Rich Franklin and Jeff Richbourg for all their efforts in snow plowing the roads. It was a cold adventure! They will continue to plow snow as needed in the future.

We will continue to groom and work trouble spots. Another refresh will happen this fall.

Ditches and culverts - Continued to be cleaned.

Future plans we will continue leaf blowing of ditches this fall and bank cutting around June/July.

Thanks to Larry O'Neill, Shaun Sullivan and Mitch and Lynn Marqui for their help with leaf blowing the roads and ditches last fall. Looking for volunteers for this fall!

Thanks to Al Pringle and Dale Fielder for installing speed limit signs.

Thanks to Al Pringle and Jim Harrison for marking the dead trees that needed to be removed on the roads. Jim took bids and hired a contractor to cut a total of 38 trees. This reduces the risk of them falling on cars or pedestrians. This also eliminates the risk of these trees falling in storms and blocking the roads. The overall cost was \$4000.00

Rich Franklin is retiring from road supervisor! Looking for volunteers to work with the contractor Chris Jones as a Road Supervisor replacing Rich Franklin.

Looking for volunteers for Culvert Cleaning crew. A paper was passed around for sign-up for culvert cleaning. Dale Fiedler, Larry O'neal, Mitch Marqui, Shaun Sullivan, and Tim Butts volunteered to clean the culverts.

Bring all road concerns to Jim Harrison: 770-633-3945

FRONT ENTRANCE: Thank you to all volunteers - especially the Christmas decorations.

MAILBOX PAVILION UPDATE:

Thanks to Al, Debbie and Marci for their administration work and coordination with the carriers. Need volunteers to stain the pavilion.

Thanks to Jim Harrison for adding the new Message Center.

FINANCIAL REPORT: REVIEWED BY LYNN MARQUI: An itemized budget report created by Lynn was passed out and reviewed. Thank you to the Finance Committee: Lynn Marqui, Marci Morales, and Debbie Pringle.

LOOKING AHEAD FOR THE REMAINDER 2026: The proposed 2027 budget will need to be prepared. Finance committee volunteers that were elected this meeting are Melanie O'Neill, Lynn Marqui and Debbie Pringle. These board members will set the 2027 budget. Again, thanks to all the members of the financial committee for your time and volunteering.

Some discussion on impact fees as they currently do not cover road costs and repair from new builds or current reconstruction. Covenants would have to be changed to increase fees.

ELECTION OF SSPOA BOARD of DIRECTORS:

A motion (Debbie Pringle) and second (Becky Pitts) was made by the meeting of attendee members for the current Board of Directors to remain the same for the upcoming 2027 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

Walt Harper, Board Member

SPECIAL ANNOUNCEMENTS: Special thanks to Jack McClure for 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. Make sure the dumpster lids are closed - we are fined when they are not completely down. Please slow down to 15mph speed limit. Watch for walkers and horseback riders. Please make sure we have all your contact information - especially your email as it saves costs and volunteer time. We will be issuing directory to all residents - there were no objections.

NEW BUSINESS:

Homeowners wanted it noted in SSPOA minutes they are unhappy with the AirBnBs in neighborhood. They cause disruption at all hours - noise, traffic and road problems. Residents would like neighbors to consider more long term rentals **to respect the quality of life within the neighborhood.**

There was a letter from homeowner Cheryl Stark concerning the out-building construction and camper parking on Shiloh Drive. The board will review the letter and provide an answer.

OUR NEXT ANNUAL BOARD MEETING WILL BE JUNE 12, 2027 AT 10:00AM

MEETING ADJOURNED

Motion to adjourn meeting - Lynn Marqui and Debbie Pringle