



Harbour Shores Homeowners Association Meeting Minutes

Saturday, June 27, 2020 at 10:00 AM at Pavilion

Call to order

Mark Miller, President, called to order the annual meeting of the Harbour Shores Homeowners Association at 10:14 AM on Saturday, June 27, 2020 at the Harbour Shores Homeowners Pavilion. He opened the meeting with an introduction of board members and officers.

Quorum Confirmed

Peggy Ruffin, Treasurer, conducted a sign in attendance log and noted that a quorum of homeowners was present. The following Directors, Officers and Committee Members were present or accounted for:

BOARD OF DIRECTORS		ATTENDANCE
Walt Brenner		Present
Bobby Holton		Present
Steve Westfall		Present
Tim McDonald		Not Present
OFFICERS		
Mark Miller	President	Present
Walt Brenner	Vice President	Present
Peggy Ruffin	Treasurer	Present
Twila Butler	Secretary	Present
COMMITTEE VOLUNTEERS		
Johnnie Huddleston	Architectural Control	Present
Walt Brenner		Present
Lee Theriault	Lake	Present
Steve Westfall		Present
Gloria Holton	Social	Present
Bobby Holton		Present
Karol Kaylor	Welcome & Beautification	Present
Maureen Chilson		Present
Lara Miller	Website	Present

Approval of minutes from last meeting

Mark Miller, President, announced the minutes were available on the website for review and to notify a member of the board or an officer with any comments. With no discussion initiated, it was determined that the minutes of the annual HSHA meeting held on June 22, 2019 were approved as written.





Budget Approval

A proposed budget was distributed with the notice of annual meeting, proxy and agenda and also made available at the meeting sign-in table. Peggy Ruffin, Treasurer, made the following announcements, followed by an open discussion:

1. The majority of homeowners were current on their dues after response from a recently mailed reminder notice.
2. A \$300 contribution has been approved payable to the High Falls-Towaliga Watershed Alliance
3. Open discussion on budget – An inquiry was made about the amount budgeted for property maintenance (landscaping). Maureen Chisolm, Welcome and Beautification Committee Volunteer, was asked to address the question. She stated the budgeted amount covers maintenance and landscaping for the common areas including the Lee Maddox entrance, neighborhood entrance, the Pointe and the boat launch. She interviewed and awarded a contract to a local landscaping company to include fertilizing, weeding and mulching. She also hired our neighbors with G&S Painting to pressure wash the signs at the Pointe and the entrance and repaint the white fences.
4. A motion was made to accept the budget as distributed, seconded and approved

New Business

- a) Decals – Mark Miller asked all homeowners to display their decals on vehicle(s) used to launch their boats, and to request additional decals if needed. The purpose of the decals is to identify unauthorized use of the boat ramp which could have legal as well as privacy concerns. He asked all homeowners to contact Georgia Department of Natural Resources (DNR) Law Enforcement Division if unauthorized usage is suspected, and they will address possible violations. Butts and Monroe counties are located in Region 3 – Thomson, Captain Doyte Chaffin, Region Supervisor, telephone number (706) 595-4211.
 - b) Airbnb - Discussion was initiated regarding the home on the Pointe advertised on Airbnb. Johnnie Huddleston reported that a letter was recently mailed to the owner with a request to “cease and desist” based on covenant guidelines. Guidelines from our covenants, the State of Georgia, Airbnb and Monroe County have been researched and there are ongoing communications with Monroe County regarding compliance and zoning issues. Legal assistance is an option if all other avenues are exhausted.
 - ✓ Action Item- Follow up with Monroe County and look into legal assistance if cease and desist request is not honored.
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- c) Election of Director– Mark Miller announced a vacancy for a Director position and nominated Terry Edge. No other nominations were proposed, and the motion to appoint Terry Edge as Director was seconded and approved.
- d) Bobcat and Possibly Rabid Fox Sightings –a fox sighting was reported to animal control who confirmed the fox’s behavior is suspicious and if you encounter a gray fox in the neighborhood exhibiting unusual behavior, it should be killed. It was also suggested that DNR be contacted to see if they will catch and relocate the bobcat.
 - ✓ Action Item- Contact DNR to inquire about relocating bobcat
- e) AT&T Internet Service – Andy Chappina expressed concerns about the poor internet service provided by AT&T to our neighborhood. It is believed AT&T is not concerned with the poor service and ongoing complaints because they currently have no competition. Another neighborhood off Lee Maddox has Charter as well as AT&T fiber optic technology and it was suggested that homeowners begin systematically calling AT&T technical support at (800) 288-2020 and also submit complaints to the Georgia Public Service Commission (PSC) on their website <https://crs.psc.state.ga.us/Consumer/Contact/utilityIndustry.aspx?type=Complaint>
 - ✓ Action Item – Create contact sheet to distribute to homeowners with AT&T and PSC telephone numbers.

Committee Reports

- a) **Architectural Control Committee** – Johnnie Huddleston reported that two new homes were approved in the past year. After several inquiries, he can confirm that one of the homes currently under construction meets minimum covenant guidelines for square footage and set back from the street. He has approved roof replacement(s) and several fences during the year. A request was made for a notice to be sent to a home on the Pointe that is not being well maintained.
- b) **Lake Committee** – Steve Westfall reported the lake was recently tested and is safe for swimming, with the exception of the Buck Creek area with poor testing believed to be a result of heavy rain in May. You can visit and interact with the High Falls Lake Association Facebook page.
- c) **Social Committee** – Gloria Holton reported:
 - 1. The biennial yard sale normally held in the spring was not organized due to the pandemic. A show of hands was requested and it was acknowledged that greater than then (10) homeowners are interested in scheduling a yard sale in early fall if the current pandemic situation allows. An email will be sent out closer to the event.



2. Bobby Holton asked that anyone not receiving emails or who have new contact information please provide updated contact information on the hardcopy directory available at the sign in table.
3. The 4th of July boat parade, sponsored by the High Falls-Towaliga Watershed Alliance, will take place at High Falls State Park. Registration begins at 9:30 AM with the parade starting at 10:00 AM. Those interested can call (770) 775-4047 for more information.

d) ***Welcome and Beautification Committee*** – Moe Chilson reported the following

1. There are five (5) dead plants at the Lee Maddox entrance and several landscape pavers that need replacing. The shrubs will be replaced with lantana. See the Budget Approval section for an open discussion on the landscaping budget.
2. Mark Miller donated his time replacing posts and hardware at several of the common signage areas and G&S Painting will paint...
3. A thank you was extended to all homeowners for maintaining their personal properties, with special thanks to several homeowners who have given their time to maintain common areas; Mike LaTourett, Mark Miller and Jeff Peterson [birdhouses] as well as other homeowner(s) who are unknown or wish to remain anonymous.
4. ***Welcome to the Neighborhood and Acknowledgement of Deaths*** - The following are lists of neighbors who are new to the community and who passed away since the last annual meeting:

New Neighbors:

Jeff and Cindy Peterson at 573 HSD

Will and Amanda Hinson at 397 HDS

Patrick & Dena Bilheimer O'Neal

There are new neighbors at 288 HDS that have not been contacted. If you have met them, please contact Moe Chilson.

Deaths:

Sidney Jones

Jinx O'Neal

Thomas Wilson

Dan O'Neal

Kim King

- e) ***Website*** – Lara Miller reported that the website has a new platform and meeting minutes have been posted. She requested homeowners submit photos. She also announced the Harbour Shores Community Jackson GA Facebook page is now active for posting announcements and homeowner inquiries.

Adjournment

Mark Miller, President, adjourned the meeting at 11:05 am.

Minutes submitted by: Twila Butler
