



Harbour Shores Homeowners Association Annual Meeting Minutes

Saturday, October 18, 2025 at 10:00 AM at Pavilion

Call to order

Paula Camp, President, called to order the annual meeting of the Harbour Shores Homeowners Association at 10:18 AM on Saturday, October 18th at the Harbour Shores Homeowners Pavilion after a special guest presentation. She opened the meeting with an introduction of board members.

BOARD OF DIRECTORS		ATTENDANCE
Paula Camp		Present
Bobby Holton		Not Present
Steve Westfall		Present
Darron Jump		Present
Damion Palmer		Not Present
Nichole Carter		Present
Kathi Theriault		Present
OFFICERS		
Paula Camp	President	Present
Nichole Carter	Vice President	Present
Twila Butler	Secretary / Treasurer	Present
COMMITTEE CHAIRS		
Damion Palmer	Architectural Control	Not Present
Jeff Peterson	Beautification & Improvements	Present
Steve Westfall	Lake	Present
Pending	Social	NA
Karol Kaylor	Welcome & Care	Present
Maureen Chilson		Present
Magan Poole	Website	Not Present
MEMBERS		
34 Properties Represented		

Quorum Confirmed

Karol Kaylor conducted a sign in attendance log and a quorum of homeowners were present (48 people signed in, 33 properties represented and 1 Proxy)



Minutes From Annual Meeting 5/31/2025

Minutes for all meetings are available on the website for review (www.harbourshoreshome.com). If any homeowner has concerns or questions, they can notify a member of the board or an officer.

Special Guest Presentations

Dave Bryan, Regional Sales Manager for Conexon Connect spoke to the group about the installation of high-speed internet cable and availability to the Monroe residents. He stated the installation was 99% complete and would be ready for testing and distribution within a week. He provided a flyer with pricing of three (3) monthly payment options; 1) 200 Mbps at \$59.95, 2) 1 Gig at \$79.95 and 3) 2 Gig for \$99.95. Interested residents can contact Ed Blackmon at (770) 508-4641 / ed.blackmon@conexon.us or online at conexonconnect.com. Exclusive offers may apply if contacting Mr. Blackmon direct. Extenders for multi-level homes and outdoor WIFI are also available.

Committee Reports

1. **Architectural Control Committee** – Andy Chappina stated there was nothing to report.
2. **Lake Committee** – Steve Westfall said the lake had no issues with low levels of e-coli and that recertification was in process.
3. **Social Committee** – A group of homeowners have volunteered to form a committee to manage social events; Pallie Schmalz, Cindy Peterson, Teresa Westfall and Gloria Holton. The next event is the annual Christmas golf cart parade. It was noted that the yard sale is every other year and plans are to schedule in April of 2026.
4. **Welcome and Care Committee** – Moe Chilson shared we have no new homeowners. Bob Kaylor asked everyone to provide a telephone number for the calling post if you are not currently receiving the calls.
5. **Website** – No report was given.
6. **Beautification and Improvement Committee** – Jeff Peterson thanked all volunteers who assisted with clean up of the pavilion for the meeting. He also encouraged homeowners to volunteer and provided a whiteboard for sign up. He reiterated that the volunteers who serve on the committee and maintain common areas have essentially paid for the improvements that have been made to the pavilion by saving the neighborhood the expense of hiring a landscape maintenance provider. Jeff informed the members that the covering over the grass strip along harbour shores drive coming into the neighborhood is where a wildflower garden will be installed by the committee. Donations of seeds are welcome.



Georgia Power Outages Update

Bob Kaylor shared that a reliability study would be completed by the end of 2025. Currently there are discussions about installing a switch on High Falls and Buck Creek Road that will help isolate outages easier. They are also discussing new insulated lines that are less likely to cause faults.

Hillwood Development Update

Kathy Theriault shared an update on the warehouse development on the shores of High Falls Lake proposed by Hillwood. Brushy Creek has retained a lawyer who specializes in environmental impact law and he feels there are viable legal challenges to the development. Donations are needed to assist with the legal expense. There is a meeting planned for October 20th at 6:30PM at the High Falls Fire Station.

Sanitation Providers

Nichole Carter shared with the members present that she had recently retained the services of a new sanitation provider, Uptown Sanitation, as an alternate to Arrow. Costs are the same as Arrow with pick-up on Mondays and dark green containers. She said she has been happy with their service and in the event others would like to make the switch, she shared that Arrow would not provide a refund for their quarterly charge if cancelled mid-quarter.

Budget and Proposed Dues Increase

A 2026 proposed budget was distributed at the meeting and the notice of annual meeting and proxies were available at the meeting sign-in table. The following comments were made regarding the budget:

President Paula Camp reminded everyone that during the May annual meeting members voted to move the annual meeting to October in order to provide a more realistic budget proposal based on our calendar year accounting. She shared that due to inflation and only a small \$10 increase in dues over the past 20+ years, the reserve account has been depleted and is below the recommendation of our accounting firm. Based on the firm's recommendation, the board proposed an increase of annual dues from \$135 to \$200. The annual meeting notice included a proposal to increase dues and was mailed to all members within the time frame required by the covenants Section 5.a. After an open discussion by members, a vote was taken by ballot. Results were tallied and an increase of dues to \$200 was approved by an 87% majority.

Flock Camera Security Service

Several members had expressed concerns about the Flock Cameras, and Paula opened the meeting for discussion on whether to continue the service when the 2-year contract ends in September 2026.



Members who expressed opposition had concerns about the cost of the ongoing monitoring fees and felt it would be less expensive to purchase a system that could be self-monitored. There were concerns about privacy and questions about why the association was paying for a service provided at no charge to other areas within the county. It was also mentioned that our neighborhood has enjoyed a low crime rate to date. Bob Kaylor oversees the footage as necessary and he shared that he had been asked to check the cameras 5-6 times since installation. Darron Jump shared that he knew of two situations where cameras had been used to validate a claim of property damage and apprehend a suspect in a crime. It was noted that Flock cameras are monitored by law enforcement and a self-installed system would not. A vote was taken by ballot. Results were tallied and the continuance of flock camera monitoring at one-year intervals beginning in September 2026 was approved by an 83% majority.

Adjournment

Paula Camp, President, adjourned the meeting at 11:21 AM with the annual chili cookoff and barbeque hotdog lunch immediately following.

Minutes Submitted by Twila Butler