



## ***Harbour Shores Homeowners Association Annual Meeting Minutes***

Saturday, May 31, 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 10:40 AM on Saturday, May 31, 2025 at the Harbour Shores Homeowners Pavilion after special guest presentations. She opened the meeting with an introduction of board members and officers. A special thank you and recognition was extended to Jeff Peterson for chairing the Beautification and Improvement Committee for the improvements at the Pavilion.

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

### **Quorum Confirmed**

Karol Kaylor conducted a sign in attendance log and it was noted that a quorum of homeowners was present (36 properties + 4 Proxies)



## Minutes From Annual Meeting 5/11/2024

Minutes for all meetings are available on the website for review ([www.harbourshoreshome.com](http://www.harbourshoreshome.com)). If any homeowner has concerns or questions, they can notify a member of the board or an officer. With no discussion initiated, the minutes of the annual HSHA meeting held on May 11, 2024 were approved as written.

## Budget

A 2025 proposed budget was distributed at the meeting and the notice of annual meeting and proxy were also made available at the meeting sign-in table. The following comments were made regarding the budget:

President Paula Camp summarized the use of funds. She shared that there were some upcoming repair costs that would need to be addressed. To more closely align the estimated budget with a calendar year accounting year, she proposed moving the annual meeting to October. The change was unanimously approved by the members present, and it was noted that an annual meeting would be held again in October 2025 to approve and discuss a 2026 budget. All future annual meetings will be in October of each year. With no other concerns addressed during the budget discussion, the 2025 budget was approved as written.

## Special Guest Presentations

1. Jonathan Adams, District Attorney for Towaliga Judicial Circuit, spoke briefly on their mission and duties. Mr. Adams is running for Superior Court Judge and was elected as District Attorney in 2016. He served 28 years in the Georgia Army National Guard. Mr. Adams is the chief prosecuting officer in one of 51 judicial circuits in Georgia and includes Butts, Monroe and Lamar counties. This circuit enjoys a low crime rate.
2. Georgia Power Company (GPC) representatives were in attendance to discuss electricity and wi-fi reliability in the community.

Mr. Tyrone Hylick, Engineering Supervisor. Contact Number 470-521-8834, email [thylick@southernco.com](mailto:thylick@southernco.com)

Mr. George Crews, Area Manager, Metro South Region, Contact Number 404-831-7041, email [jcrew@metroga.com](#), Address 119 Smith St. Jonesboro, Ga. 30236

The GPC representatives reported the following:

Severe weather patterns moving into the service area over the last few years have been attributed to the service issues. Actions have been taken to improve service, including rerouting the



distribution service feed for Harbour Shores (and other nearby areas) to the Georgia State Diagnostic Prison Substation from the Griffin Substation to shorten the feed resulting in improved service reliability, and also implementation of an accelerated line clearance program (forestry trimming) for lines feeding our area. Clearance intervals were reduced from four years to annually.

Action Items GPC agreed to undertake:

- a. Coordinate with Central Georgia EMC (CGEMC) to negotiate a “tie” between the two serving companies in Harbour Shores. Each company would be a back up to the other in the event of significant outage by either company.
- b. Investigate the possibility of supplying high speed internet service to GPC existing Harbour Shores customers via “fiber to the home.”
- c. Investigate the possibility of allowing CGEMC to enter the GPC existing power service area and providing high speed internet to GPC electric customers.
- d. Investigate the possibility of transferring GPC electric customers to CGEMC for electric service. There are currently seventy-five single family homes within the GPC service area with seven lots under construction or currently vacant.

Notes: CGEMC is receptive to negotiating a tie with GPC

There was discussion and many concerns cited by HS residents regarding reliability. There are quite a few homeowners who have installed whole house generator systems out of frustration.

GPC Guest Presentation Minutes Provided by Bob Kaylor, 770-366-8803,  
bkaylor@bellsouth.net

## Committee Reports

1. **Architectural Control Committee** – Damion Palmer stated that all construction projects had been filed as required and approved. He reiterated that changes to properties must be pre-approved. He also shared that the committee was addressing current violations.
2. **Lake Committee** – No report was given.
3. **Social Committee** – Pallie Schmalz said she was planning game nights and a poker run. She needs volunteers for the poker run which she hopes to announce soon. She also shared that she would like to see more participation in the Christmas parade and encouraged homeowners to participate, saying it was not exclusive to golf carts and any road worthy vehicle could be entered.



4. **Welcome and Care Committee** – Moe Chilson shared we have one new homeowner and the new neighbor was not in attendance.
5. **Website** – No report was given.
6. **Beautification and Improvement Committee** – Jeff Peterson thanked all volunteers who provided materials and/or services in the improvement of the pavilion. Special recognition was given to the volunteers who have been available for every workday; Bob Kaylor, Andy Chappina, Edward Schmalz and Buster Brown. He shared that there have been no additional costs for any of the improvements the committee has made. A professional maintenance contract was cancelled and those services are now provided by neighbors, with the savings from the cancelled contract used for all improvements. He thanked the volunteers who currently maintain the common areas; Leonard Theriault (front entrance), Russ and Twila Butler (boat dock) and Kenny Kegabein and Jeff Peterson (pavilion). He said volunteers are needed.

### **Hillwood Development Update**

Bob Kaylor shared an update on the warehouse development on the shores of High Falls Lake proposed by Hillwood. The contract between Hillwood and Butts IDA is in effect. There have been several contract extensions. If Hillwood decides to let the contract expire, the property will become available on the market. Hillwood has secured a land disturbance permit with a start date of July. Currently, there are efforts to secure funding for purchase if Hillwood vacates the contract.

Hillwood Development Update Minutes Provided by Bob Kaylor

### **Election of Board of Director Positions**

Two board member positions have expired, currently held by Steve Ward and Darron Jump. Nichole Carter volunteered for a position on the board, and both Steve and Darron offered to continue serving. Ballots to elect two (2) out of the three (3) volunteers were completed by members and results were tallied. Twenty-seven valid ballots were counted with Nichole Carter and Darron Jump at 20 votes each and Steve Ward with 14. Nichole Carter and Darron Jump were confirmed to serve a 3-year term.

### **Adjournment**

Paula Camp, President, adjourned the meeting at 11:11 am.

Minutes Submitted by Twila Butler