



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

Saturday, June 11, 2022 at 11:00 AM at Pavilion

### **Call to order**

Mark Miller, President, called to order the annual meeting of the Harbour Shores Homeowners Association at 11:15 AM on Saturday, June 11, 2022 at the Harbour Shores Homeowners Pavilion. He opened the meeting with an introduction of board members and officers. A special thank you and gift for appreciation was extended to Peggy Ruffin for 16 years of volunteering and serving as Treasurer.

### **Quorum Confirmed**

Peggy Ruffin 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:

<b>BOARD OF DIRECTORS</b>		<b>ATTENDANCE</b>
Paula Byrd		Present
Bobby Holton		Present
Steve Westfall		Present
Tim McDonald		Present
Terry Edge		Present
<b>OFFICERS</b>		
Mark Miller	President	Present
Terry Edge	Vice President	Present
Twila Butler	Secretary / Treasurer	Present
<b>COMMITTEE VOLUNTEERS</b>		
Vacant	Architectural Control	NA
Lee Theriault	Lake	Present
Steve Westfall		Present
Gloria Holton	Social	Non Present
Bobby Holton		Present
Karol Kaylor	Welcome & Beautification	Present
Maureen Chilson		Present
Lara Miller	Website	Not Present



## **Minutes From Annual Meeting 5/15/2021**

Minutes for all meetings are available on the website for review. 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 15, 2021 were approved as written.

### **Budget**

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

1. President Mark Miller summarized the use of funds. He shared that an audit was performed and no irregularities discovered. The landscaping fees were addressed and a suggestion made that the HSHA seek a less expensive alternative for this service. With no other concerns addressed during the budget discussion, the budget was approved as written.
2. The announcement was made that the management group, Community Association Management (CAM) had been retained to manage collections, finances, legal issues, etc. A discussion ensued regarding the Board's authority to make a decision without a vote and funding arrangements:
  - a. Bob Kaylor read covenant Article 4, Section 4 providing for the retainment of a management contract without member votes.

The \$40,000 reserve will be used for a trial one (1) year period with no increase in dues. A 30-day notice may be given to terminate the services of the management company at any time, and plans are to reassess the service and determine budgeting after the first year.

### **New and Ongoing Business:**

1. Lee Morgan with CAM spoke briefly about the company and their responsibilities and functions. He stated the company was licensed, bonded and insured and he reiterated that the HSHA Board of Directors would ultimately control any actions taken by the company. He summarized the services to include legal services, dues collection, home inspections for covenant violations made from street with no trespassing on properties and the appeal process.
2. Election of Director(s)– Mark Miller announced a vacancy for a director position. Dixie Hulse, Darren Jump and Steven Ward volunteered. With no other volunteers or nominations proposed, the motion to appoint Dixie Hulse, Darren Jump and Steven Ward as Directors was seconded and approved.



3. AT&T Internet Service – Installment of high-speed cable has begun for Butts County Residents. A suggestion was made for Monroe county residents to reach out to George Emami , Monroe County Commissioner at 478-994-7000.

## Committee Reports

1. **Architectural Control Committee** – Johnnie Huddleston had to unexpectedly and immediately resign due to his wife’s reassignment. Mark Miller asked for volunteers. No one volunteered for the position.
  - a. A discussion regarding the difficulties with this position and concerns with the enforcement of covenant violations and outdated rules ensued. The members were reminded of declaration Article 9 Section 7... *this Declaration may be amended at any time and from time to time by an agreement signed by the Owner or Owners of at last seventy-five (75%) percent of the Lots...* and Article 9 Section 4 ...*covenants and restrictions shall be automatically extended for successive periods of ten (10) years each (made November 15, 1989).* This article is difficult to overcome as has proven impossible to get a 75% response. The following recommendations were made:
    - b. Bob Kaylor proposed a committee be established to address the covenants. Andy Chappina volunteered to chair and Mary Fickling, Courtney Edison, Donna Comly, Darren Jump, Paula Byrd and Pallie Schmaltz volunteered to serve.
2. **Lake Committee** – No report was given.
3. **Social Committee** – In Gloria’s absence, Bob Holton shared the committee’s success in planning a cookout, Christmas caroling and decoration contest and the garage sale. Cindy Peterson volunteered to serve on the committee. Jeff and Cindy Peterson were recognized for their periodic hosting of “Fools on Stools” and members reminded to participate in the corn hole competitions.
4. **Welcome and Beautification Committee** – Moe Chilson was recognized for her common area landscaping.
5. **Website** – No Updates were reported.

## Adjournment

Mark Miller, President, adjourned the meeting at 12:25 pm.

Minutes submitted by: Twila Butler