



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

Saturday, May 11, 2024 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 10:03 AM on May 11, 2024 at the Harbour Shores Homeowners Pavilion. She opened the meeting with an introduction of board members.

### **Quorum Confirmed**

Twila Butler and Karol Kaylor conducted a sign in attendance log and noted that a the required 10% quorum of homeowners was present with 32 properties represented (31 eligible to vote) plus 2 proxies. The following Directors, Officers and Committee Members were present or accounted for:

<b>BOARD OF DIRECTORS</b>		<b>ATTENDANCE</b>
Paula Camp		Present
Bobby Holton		Present
Steve Westfall		Present
Darron Jump		Present
Damion Palmer		Present
Kathia Thierault		Not Present
Steve Ward		Not Present
<b>OFFICERS</b>		
Paula Camp	President	Present
Nichole Carter	Vice President	Present
Twila Butler	Secretary / Treasurer	Present
<b>COMMITTEE VOLUNTEERS</b>		
Donna Ward	Architectural Control	Not Present
Damion Palmer		Present
Andy Chappina		Present
Steve Westfall	Lake	Present
Teresa Westfall	Social	Present
Toni Stuber		Not Present
Karol Kaylor	Welcome & Care	Present
Maureen Chilson		Present
Magan Poole	Website	Not Present
Jeff Peterson	Beautification Committee	Not Present



## **Minutes From Annual Meeting 6/10/2023**

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. A motion was made and seconded to approve the minutes as written of the annual HSHA meeting held on June 10, 2023.

### **Budget**

A proposed budget was distributed at the annual meeting. Paula Camp noted that the volunteers on the Beautification Committee saved the community \$6,080 in landscaping and maintenance fees in 2023. A motion was made and seconded to approve the budget as presented.

### **Guest Speakers:**

Bob Kaylor introduced Butts County Sheriff Gary Long and Monroe County Sheriff Brad Freeman.

Sheriff Gary Long shared that his office has proactively created specialized divisions to reduce the crime rate in Butts County. With 86% of the crime related to drugs, his focus on these crimes has resulted in a decrease in overall crime in the county. Butts county has collaborated with the Department of Transportation (DOT) to address the parking on exits 201 and 205. He has also negotiated federal contracts to generate additional revenue to offset the high expense of jail facilities within the county. He promised to develop protocols for the neighborhood to address speeders as requested by a homeowner, and also stated that a homeowner could call the department to request an inmate litter detail as any time. He shared that Monroe and Butts counties have a mutual agreement to respond to 911 calls across county lines. A homeowner inquired about the relationship the counties share with the DA and Sheriff Long said they had a good relationship but encouraged homeowners to contact state legislation regarding early prison releases which have become necessary due to overcrowding as a result of mental health and prisons closed during Nathan Deal's governance. He also suggested contacting our representatives about speed cameras which he called "taxation through citations".

Sheriff Brad Freeman addressed the homeowners and said that we live in a safe community and fraud would be the crime most likely to occur within our neighborhood. He suggested vigilance in responding to emails, phone calls and texts. He reiterated the coordination of Butts and Monroe counties response to 911 and suggested callers should share their location but request calls not be transferred to the residing county but instead ask for immediate response by the closest responder. A question was asked about illegal immigration's effect on crime. He stated traffic related crime that directly correlates to illegal immigrants has increased significantly, the majority on I75. He shared that the crime rate on the south of High Falls Lake has improved but absentee owners, renters and squatters do present a code enforcement issue that he is aggressive in addressing.

Sheriff Long and Freeman spoke to the group about flock cameras and neighborhoods that are utilizing these cameras to deter and solve crime for a safer neighborhood. The cameras read license plates and



send instant alerts to law enforcement officers when a license plate of interest to the police is identified. The cost is \$2500 per year with an installation fee of \$650 (cost for installation was determined in the week after the meeting was adjourned).

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

1. Election of Director(s) – Paula Camp announced her term as a board member had expired. She offered to continue serving and no opposition was made. With a show of hands, Paula’s position on the board was reinstated for a term of 3 years.
2. Ralph Burris made a motion to approve installation of a flock camera in the neighborhood. By a show of hands, the motion was approved.
3. Dollar General Zoning – Bob Kaylor said that rezoning to commercial of 3 acres on the corner of 36 and Lee Maddox across from the Lee Maddox store for a Dollar General has been requested. It was determined that most homeowners oppose this build and he suggested anyone with an opinion should attend the June 13, 2024 6pm meeting at the administration building in Jackson. Bob asked if the homeowners would like him to be a spokesperson for the neighborhood in opposition to the rezoning, and by a show of hands, the attendees agreed to have Bob speak on behalf of the neighborhood. Bob also clarified that the build of multiple homes on 30 acres off Weavers Pasture Road on the left just past the three-way stop was a rumor and the property will be developed with only one home.
4. High Falls Lake Warehouse – Bobby Holton shared that the purchase to Hillwood of 200 acres on the shores of High Falls Lake for proposed 3 million square feet of warehousing is close to being approved with an expected decision by mid-summer. Hillwood is in the due diligence phase with the development authority. This development is expected to increase semi-tractor-trailers off the 201 exit up to 1600 per day in addition to artificial lighting for the warehouses and increased pollution. To help, you can go to the Save High Falls Facebook account and sign the petition and attend the meetings held at the high falls community shelter. You can also call, write or email your state legislators and commissioners. The High Falls Towaliga Watershed Alliance has been reactivated to oppose the purchase.

### **Committee Reports**

1. **Architectural Control Committee** – Damion Palmer asked that homeowners please reach out to the ACC for approval of property improvements and Paula Camp shared that she is working on creating a group mailbox that will be available on the website.
2. **Lake Committee** – Steve Westfall said that testing looked good and that the lake is clearing up from previous test results.



3. **Social Committee** – Teresa Westfall said she is in planning the June 8, 2024 poker run and still needs one volunteer to host. She is also working on game nights. Reminders were announced that “Fools on Stools” has a concert scheduled for May 24<sup>th</sup> and the High Falls Fire Department is having a fund raiser Bar B Que on May 25-26. Mary Stodghill shared that she is producing a play in September at the new Jackson auditorium.
4. **Welcome and Care Committee** – Moe Chilson said she gave out 7 baskets last year and asked if anyone attending the meeting had received a basket. Josh and Julie Rose were acknowledged and welcomed as new neighbors.
5. **Beautification Committee** – Andy Chappina spoke for Jeff Peterson in his absence and recognized the following volunteers on this committee who maintain the common areas, saving the community from monthly landscaping service fees: Leonard and Kathi Thierault, Steve Ward, Daryl Lewis, Russ Butler, Kenny Kegebein, Edward Schmalz, Andy Chappina, Keith Blackstone, and Dave Rogers. A special thank you was extended to John Courson for pressure washing the pavilion in preparation for the meeting. Damion said that the committee is working on getting quotes and planning for improvements at the pavilion to include a pickleball court, parking and a fire pit. Current estimated cost is \$15,000 and the work will be done in phases. It was noted that installation of water was approved last year and this will be the first step. Damion asked if anyone had a skill set and was willing to volunteer for any of these projects to save money, please contact the committee chair or a member.
6. **Website** – No Updates were reported.

#### Resources Discussed During Meeting:

- ✓ Quickly Contact State Legislators - <https://saveourstates.com> or <https://georgia.gov/contact-state-legislators>
- ✓ Monroe County CodeRED Alert – <https://mcesga.com>
- ✓ Filing Activity Notification Systems (FANS) <https://fans.gsccca.org> – offers individuals the ability to receive a notification when certain real estate and personal property records are filed with the Clerks of Superior Court throughout Georgia.
- ✓ High Falls Towaliga Watershed Alliance – to mitigate and prevent pollution, increase quality of life and ensure needs are addressed by local and state government <https://HFTWA.org>
- ✓ Petition to safeguard High Falls State Park Lake – <https://www.change.org/p/sign-the-petition-to-safeguard-high-falls-state-park-lake>
- ✓ Save High Falls Lake – Facebook Page



- ✓ Hillwood, a Perot Company – 3414 Peachtree Rd., NE, Atlanta, GA 30326 (770) 407-4760 –  
Corporate Headquarters – 3000 Turtle Creek Blvd., Dallas, TX 75219 (972) 201-2990

### **Adjournment**

Paula Camp, President, adjourned the meeting at 11:38 am.

Minutes submitted by: Twila Butler