



P. O. Box 21

Blairsville, GA 30514

September 20, 2023

Minutes

Pleasant Meadows Property Owners Association, Inc.

2023 Annual Meeting – September 16, 2023

Opening

The 2023 annual meeting of the Pleasant Meadows Property Owners Association (PMPOA) was held at the Pleasant Meadows subdivision pavilion, Blairsville, GA on September 16, 2023. The meeting was called to order at 2:15 p.m. by Lanny Plott, Association President. President Plott began the meeting by welcoming the attendees and introducing the members of the Board of Directors and inviting other attendees to introduce themselves. Each attendee was encouraged to share a bit about their background and interests with the other owners. The owners of 15 lots were present at the beginning of the meeting, representing 12 lots with voting rights.

Establishment of a Quorum

Secretary Shope announced that a quorum of lot owners was represented. The quorum was established by the attendance at the meeting by owners of 12 lots and the receipt of 12 proxies that were represented at the meetings. Thus, 24 lots were represented, exceeding the 20 required for a quorum of the 60 lots eligible to vote.

Update on Association Activities During 2023

Secretary Shope presented a summary of the status of the Association during 2023. He noted that the collection of annual assessments in 2023 was one less than as 2022. This was due to there being four delinquent lots and the loss of one assessment due to a mortgage foreclosure on the lot sold at a tax foreclosure in 2022 that had an assessment payment due.

Secretary Shope noted that no funds were expended for road maintenance during 2023 due the cost of repaving the planned section (\$72,000) being greater than the available funds (\$29,000) in 2023. He noted that there would be a discussion of roads later in the meeting, with additional information to be provided then.

He also noted that one new home had been completed and occupied in 2023 and that four others were under construction on lots 55, 58, 61 and 63. He also mentioned that there are three lots on which construction is expected soon.

Discussion of Changes to the Board of Directors

President Plott reviewed changes that had occurred in the Board of Directors since the 2022 annual meeting. He noted that there have been several changes: Carl Moller (Lots 13 & 14) resigned as President of the Association in 2022 but remains on the Board; Tom Richardson (Lot 12) and Ron Pude (Lot 66) resigned from the Board in 2022 and Frank Kitchens (Lot 2) became ineligible to serve on the Board due to a change in lot ownership. The Board appointed Shaunmarie Dotson (Lot 60) and Kim Walker (Lots 1, T01 and 44A) in February 2023 to fill interim Board positions until the 2023 annual meeting. Due to competing responsibilities, Shaunmarie Dotson resigned her Board position in September 2023. Thus, there is one interim Board position that needs to be filled for the remainder of 2023 and two Board positions with terms expiring on December 31, 2023, that require election for three-year terms.

Election of Board of Directors Members

President Plott presided for the election of Board of Directors for the remaining portion of 2023 and terms beginning in 2024. He first called for a vote to confirm Kim Walker (Lots 15, T01 and 44A), nominated by the Board, to complete the 2023 term and serve on the Board until the end of the vacant term 2024. There was no objection to this proposed procedure and no other nominations. By a show of hands (the yeas and nays) and casting of the proxy votes, the vote was unanimous, and Kim Walker was elected to the term ending December 31, 2024.

Next, President Plott called for the election of candidates for the two terms ending December 31, 2026, to replace the two vacant positions due to the expiration of Tom Shope's term and the vacant position, resulting from the resignation of Shaunmarie Dotson, both ending on December 31, 2023. He indicated the nomination of Tom Shope by the Board to continue for another three year term and called for nominations for the second vacant position. William McGlamery (Lot 55) indicated that he was willing to serve if needed and elected. Vince D'Amico (Lots 7 and 8) was nominated by Lanny Plott. There was some discussion from the floor regarding the nominated candidates and the lack of attendance at the meeting of Mr. D'Amico

was noted. Tom Shope indicated that he was strongly in favor of William McGlamery for the position and suggested that McGlamery be chosen by the Association. This suggestion was taken as a motion and was seconded by Karen Preslock (Lot 29) President called for a vote of approval of Shope and McGlamery for the two positions. The motion passed unanimously by a voice vote with no nay votes.

Treasurer's Report

Association Treasurer George Danner briefed the attendees on the Association finances. He provided a summary of the income and expenses for 2023 and indicated that the expenses for 2023 will be about \$10,000 and the funds on hand at the beginning of 2024 will be about \$30,000. He presented the proposed budget of \$23,900 for 2024, including \$13,000 included for additional road maintenance funds in 2024. The proposed 2024 budget includes minor increases in some costs for 2024 due to inflation and expected income from assessments in 2024 of \$24,000.

Secretary's Report

Secretary Shope reported that there are currently five lots with unpaid annual assessments for 2023. There are liens filed on three of these and the intention to file a lien on another lot if payment is not received immediately. The fifth lot is one that was foreclosed for unpaid taxes in 2022 and then foreclosed for an unpaid mortgage in 2023. This resulted in the loss of the funds due from a lien and the unpaid 2023 assessment. The Board is considering whether the current three liens should be updated to reflect additional amounts due, filing a lien on an additional lot, and are consulting with a different attorney for legal assistance to the Association. The Board also adopted a new Association policy on the Architectural Control Committee (ACC) that requires the submission of a pre-construction checklist for approval before any lot development or construction is undertaken by a lot owner. The Board, acting as the ACC has approved one preconstruction submission (Lot 11) to date and there are four other homes under construction that were begun in 2023 (Lots 55, 58, 61 and 63).

Architectural Control Committee

President Plott announced that three lot owners are being sought for appointment to the ACC. Two owners have agreed to serve on the committee and one additional member is needed. The role of the ACC was briefly described as to review preconstruction checklists that are submitted and advise the Board on their conformance with the requirements of the

Declaration. Ward Kelly (Lots 38, 39 and 40) volunteered, and it is expected that the ACC will be appointed at the next Board meeting.

Sharing of Lot Owners Contact Information with All Association Members

Tom Shope noted that he has received several requests for a list of all lot owners from other owners to facilitate contact between lot owners or neighbors. He asked for input from the attendees regarding whether they would support such an effort and agree to share their information, including telephone numbers and email addresses. Following some discussion that such lists have been used in other associations and a suggestion that listing on such a list should be an "opt in" process. It was noted that the names and addresses of lot owners was public information available from property tax records, the other contact information is not. Secretary Shope stated that he would contact the lot owners and provide a means for individual owners to agree to full disclosure of their contact information, with a deadline for the initial submission of contact information and to agree with being listed in the directory.

Questions and Comments from Lot Owners

A question was raised by an attendee regarding the installation of a dog run on a lot and whether that was allowed. The reply was given that the Declaration addresses the type of fences that are permitted on a lot and that farm type wire fences are not permitted, except for a decorative fence around a swimming pool. Before a fence is installed, it should be described in a preconstruction checklist and submitted for ACC approval.

As part of the discussion about fences, it was noted that the sighting of a black bear that destroyed a bird feeder was made earlier this summer, and that the subdivision is home to a lot of other different wildlife.

Tom Shope asked for a brief period to discuss the road maintenance situation from his perspective as an individual owner and not as representing the Board of Directors. He described a document that he has prepared and provided to the Board regarding the need for and potential costs for addressing the road repaving or maintenance issue. A copy of the document was distributed to the attendees at the meeting. He summarized the last few years of PMPOA income and expenses and the recent repaving effort since 2019. He described the status of the repaving efforts and the postponement of any repaving for the last two years due to the increased cost of repaving. He noted that the current funds that can be devoted to needed road maintenance are grossly inadequate to address needed maintenance, in view of the current costs for repaving and the increased cost of asphalt. He projected that, at our current level of funds devoted to road maintenance and current costs, it would require over \$300,000

to repave the remaining roads and take more than 25 years to accumulate sufficient funds for this while the roads continue to deteriorate. He suggested that the Board should raise the annual assessment to at least \$600 per lot per year or consider a special assessment for road maintenance. He invited attendees to review his paper, consider how the Association should address this issue and communicate their views to the Board. The discussion by Tom was followed by comments from the attendees that the Board should review all possible options, including no changes in the annual assessment. *(Note added: Tom will provide a copy of the paper to anyone requesting a copy of the paper, if they request it from him at shopetb@windstream.net.)*

Adjournment

As there were no further question from the attendees, President Plott adjourned the meeting at approximately 3:45 p.m.

Minutes submitted by: _____

Tom Shope, Secretary Date

Approved by e-mail vote of the Board members present:

Lanny Plott, President

Date _____

Note re Quorum: Per the Declaration of the Association, any lot owner delinquent in any payment to the Association by more than 30 days is not eligible to vote. A quorum is one-third (1/3) of the votes eligible to vote represented in person or by proxy. Of the seventy lots in the subdivision, four lots are currently delinquent in assessment payments and six lots are adjacent lots not paying the annual assessment and are not eligible to vote. Thus 60 lots were entitled to vote in the Association. A quorum would therefore be 20 lots represented in person or by proxy. The attendance sign-in sheet and proxy forms will be filed with these minutes, when approved, in the records of the Association.