



P. O. Box 21
Blairsville, GA 30514

August 24, 2022

Minutes

Pleasant Meadows Property Owners Association, Inc. Board of Directors Meeting – August 24, 2022

Opening

The 2022 third quarter meeting of the Board of Directors (BOD) was held at the PMPOA pavilion on August 24, 2022. The meeting was called to order at 5:00 p.m. by Lanny Plott. Vice President Plott chaired the meeting due to the resignation of former President Moller. A quorum was established by four of the six current Board members being present.

Board Members Present

Lanny Plott, Vice President
Tim Preslock, Board Member
Ron Pude, Board Member
Tom Richardson, Board Member
Tom Shope, Secretary

Board Members Absent

George Danner, Treasurer
Carl Moller, Board Member

Approval of Minutes of the June 28, 2022, Board of Directors Meeting

The minutes of the June 28, 2022, Board of Directors meeting, having been circulated to the Board before the meeting, were approved as drafted by a unanimous vote of the Board members.

Treasurer's Report

In the absence of the Treasurer, Secretary Shope reported that the current balance in the Association account was \$21,713.

Secretary's Report

Secretary Shope reported that there were still four lots with unpaid 2022 annual assessments. These are all lots that already have liens recorded for unpaid assessments.

He requested approval of the draft letter to lot owners with piles of cut timber on their lots discussed at the June 28, 2022, BOD meeting. The letter was approved by a unanimous vote.

Long-arm Mowing

The Board reconfirmed the decision made at the last BOD meeting that the Association would contract for long-arm mowing again this year. Secretary Shope will contact the previous contractor and try to arrange mowing in the early fall.

Common Area Swamp Problem

Vice President Plott reported a conversation that he had with the contractor that provides mowing of the Common Area in exchange for the hay he obtains from mowing. They discussed the possibility of doing some maintenance on the multiple drainpipes installed on the northeast corner that were installed to drain several wet-weather springs in the area that keep the area too wet for normal mowing. These were installed years ago and are likely clogged and not functioning. The BOD agreed to pursue further discussions to determine what would be required for this work.

2022 Annual Meeting

The Board discussed the preparations needed for the 2022 annual meeting of the Association scheduled for September 18, 2022, at the PMPOA pavilion at 2:00 p.m. The BOD agreed for the Secretary to send a reminder message or letter to lot owners like last year, including a copy of the proxy form for those unable to attend. The topics for discussion at the annual meeting will be the usual reports on the status of the Association for 2022, finances, the proposed budget for 2023 that will be the same as 2022, planned road paving. Secretary Shope reported that no additional nominations for the BOD election had been received from lot owners.

Declaration Interpretations, Status of Additional Buildings on Lots, Development of an Architectural Review Process.

As a result of a question from a lot owner regarding the possibility of constructing a carport rather than a garage as an outbuilding on a lot, the Board discussed the Declaration and the interpretation of Article IV, paragraph 1(d) regarding outbuildings. After considerable discussion it was agreed that the lot owner would further explore the type of building or structure that he may propose for further review. This question follows the discussion at the last BOD meeting regarding the interpretation of the declaration, whether amendments are needed to the Declaration or whether development of an architectural review process and formal policy should be undertaken. The Board agreed to schedule a working session soon on this single topic and try to reach a solution or proposal for further action.

Other Items

The Board agreed to continue to develop a fixed schedule for quarterly BOD meetings.

Adjournment

There being no further business on the agenda, the meeting was adjourned at approximately 6:30 p.m., following unanimous approval of a motion to adjourn.

Minutes submitted by:

Tom Shope, Secretary

Date

Approved by:

Lanny Plott, Vice President

Date