

Finch Landing Community HOA

Meeting Minutes

04/16/2023 2:00PM

I. President's Welcome

- Thom Price opened the meeting and welcomed everyone.
- Thom
- Entire 5 member board was present for the meeting.

II. Board Member Appointments

- Thom Price introduced two new appointed members
 - Al Carini At Large Member
 - Tom Kelley Vice President

III. Old Business

- No old business to cover at this time

IV. Treasurer's Report

- Susie Irving provided a thorough 2023/2024 financial report along with the numbers of homes with dues outstanding.
- Susie then thoroughly discussed the HOA Dues Collection Update
 - The dues are late and subject to a late charged on 4/18/23. The process then goes to a collection letter and then the final step is Magistrate Court for collection.
- Susie indicated that she felt that it would not come to that, but that is the process.
- Wayne Whitelaw asked if the accountant was processing the checks that Susie was receiving. She indicated that she was using mobile deposit for quicker service into the bank.

V. President's Report

- Thom Price reported on several items beginning with:
 - He spent time with the county riding through the neighborhood reviewing the condition of the roads.
 1. The county then dispatched someone immediately to repair some of the really bad spots.
 2. The county has committed to making repairs to all of the cracked up / damaged pavement in the neighborhood within the next 8 weeks.
 3. The county indicated that they were going to dovetail with the GDOT paving project on Jackson Trail to pave our entire subdivision in 2024.
 - Tom Price and Chuck Balduff worked hard to install shade on the corner of the pool next to Finch Way. Much appreciated. Going to install on all 4 corners eventually.

- Thom Price brought up that he wants to get the community involved in several committees in the near future, for instance:
 1. Pool committee to keep a close look at the pool and pool house.
 2. Community pride committee to keep a close look at the neighborhood and to make suggestions for improvement.
- Create a survey for the neighborhood to offer their suggestions for making our neighborhood safer and more valuable.
- Thom Price reported that we have a plumbing leak inside the wall of the women's restroom that must be repaired as well as several plumbing fixtures that need to be repaired. Tommy Kelley will meet with the plumber on Tuesday, 04/18/23 to get recommendations and quotes for the repairs.
- Thom Price is going to meet with the pool vendor to discuss the possibility of upgrading the pool pump system to increase flow. He is also going to get their recommendations to mitigate the algae growing in the pool surface.
- Thom also emphasized that a new pool would require debt and he is unwilling to attach everyone's home to a debt for a new pool.

VI. New Business

- Community Feedback Session
 - Thom gave the ground rules for discussion
 1. One minute to present question/discussion point
 - Open Floor Session
 1. Jamie Parker brought up about the need to clean up in and around the retention pond. The fence is damage and needs repair and the grass needs to be cut around fence and inside the fenced area. There is also a lot of trash inside the retention pond. Thom to follow up.
 2. Jamie Parker also asked if the neighborhood could use the pool parking lot for pickle ball. She volunteered her net. Thom to follow up with the county for any regulations which would prevent the use of the parking lot. Thom also to check with the county for preventative regulations for a concrete pad for pickleball or basketball for the empty lot and will report back.
 3. Brittany Adams inquired about extending the pool for a water pad for the children and adults. Thom to follow up with regulations / restrictions and report back.

VII. Questions/Comments

- No final questions / concerns from community

VIII. Adjourn Meeting

- Open Discussion Session Voluntary Participation