Minutes

The meeting was called to order at 1:00 PM by Wayne Whitelaw. There were five directors present: Wayne Whitelaw, Mike Love, Perry Taggart, Josh Franklin and Andy Scott. There were approximately 7-member households present. The meeting was held at the Jefferson Clubhouse in Jefferson.

I. Opening Remarks from the Board President regarding the Association
   a. The President thanked member Bonnie Devine reviewing the HOA insurance policy.

II. Old Business
   a. Approve minutes from July 15, 2018 meeting
      i. Director Perry Taggart made a motion to approve the meeting minutes. Mike Love 2nd the motion and the minutes were approved 5 – 0.
   b. Open discussion on proposed changes to the HOA covenant rules that were presented at the July meeting.
      i. Brief recap of the proposed changes was given by the President.
      ii. Meeting was opened to public comment.
         1. After a brief discussion, the board explained the changes were due to the vagueness in the wording of some rules.
            a. For example, original rule states commercial vehicles are not allowed in the HOA. Revised rule defines commercial vehicle giving clarity to the enforcement of the rule.
      iii. Meeting closed to public comment.
         1. Wayne made a motion to approve the revision to the rules. Mike 2nd and the motion and it passed 5-0.

III. New Business
   a. Vote to approve budget for Fiscal Year 2019-2020
      i. Budget set for $50,250.00
         1. Josh made a motion to approve the FY 2019-2020 budget. Mike 2nd the motion and it passed 5-0
   b. Vote to establish annual dues for Fiscal Year 2019-2020
      i. Dues set at $375.00
         1. Wayne made a motion to approve FY 2019-2020 dues. Mike 2nd and it passed 5-0
   c. Presentation of potential improvements and vacant lot development.
      Members present were given handouts with details for each option.
      i. Enlarging Pool
1. Research shows enlarging the pool is not an option
   a. Due to changes in the GA health codes, the estimated cost is $250,000. This is more than expected and too much for the HOA
   b. The lot is too small to meet code for the size of the septic system required per code

ii. Tennis Court
    1. Single court with lights, parking, fencing, sidewalk, etc. estimated at $60,000. Yearly maintenance would be in addition to initial cost.
    2. Double court estimated at $85,000. Yearly maintenance would be in addition to initial cost.

iii. Club House
    1. 24' x 48' building with kitchen, restroom, HVAC, finished concrete floors, parking, sidewalks and landscaping estimated at $74,054
       a. Including miscellaneous cost, the project is projected to be close to $80,000

iv. Meeting opened to public discussion
    1. Discussions focused around HOA liability, building capacity, and cleaning after use. There was also a discussion on the anticipated maintenance and upkeep cost and how they would affect future HOA fees.
    2. Several members expressed a desire for a green space.

v. Meeting closed to public discussion

d. Vote to develop improvements
   i. Wayne motioned to approve building the club house. Mike 2nd the motion. Votes were 2 for (Wayne and Mike) and 3 against (Andy, Perry and Josh). Motion did not pass.
   ii. Wayne motioned to pour the concrete sidewalk on the vacant lot at a cost not to exceed $9,000. Mike 2nd the motion. Votes were 2 for (Wayne and Mike) and 3 against (Andy, Perry and Josh). Motion did not pass.
   iii. Wayne motioned to table the development of the vacant lot. Mike 2nd the motion. Votes were 3 for (Wayne, Mike and Perry) and 2 against (Andy and Josh). Motion passed 3-2.

IV. Establish next meeting date
    a. Wayne motion to hold the next meeting in March with a date TBD. Perry 2nd and the motion passed 5-0.

V. The meeting was concluded and adjourned by Wayne at 3:45 PM.