

HOA Meeting 1.2.25

Meeting started at 6:39. Kevin Williams, Ken Johnson, Lisa Gee, William Gee, Charmaine Radford, Mark Radford, Judy Baker

- Elect Offices for the 2025 Year
 - President: William Gee
 - Vice President: Ken Johnson
 - Treasure: Judy Baker
 - Secretary: Lisa Gee
 - Neighborhood Watch: Kevin Williams
 - ACC Chair: Mark Radford
 - Board member: Charmaine Radford
 - ACC Committee: Mark Radford, Charmaine Radford, Ken Johnson

- Lake Dam
 - Our covenants state that we can only do a special assessment for what our current dues are for the year. Will is talking with a lawyer to see if Georgia law states the same or different since this is a major event. Our options are to do a one time special assessment of the total amount (roughly \$3,000 based on ballparks given) and if the homeowner is not able to pay then they can set up a payment plan or we have to do a special assessment year after year to collect a smaller amount each year
 - If we have to get a loan the interest is 8% on hoa loan
 - They will require collateral which would be some portion of/all the common area. According to the Barrow county land map the HOA owns the common area which includes the front entrance, dam, picnic areas, and the lake up to the creek which is 14+ acres
 - One idea brought to the board by a resident is to sell a portion of the common area at the front of the neighborhood (a total of three lots) at \$50,000 each. We would have to get a $\frac{2}{3}$ majority vote from residents to be able to pursue it and see if the land will perk and be able to be built on.

- We will get a quote from the contractor based on the design from the engineer. Will has been in weekly contact with them and was told that it would take about a month to get the design from the engineer.

- Mullins
 - The lawyer we are looking at (Stacey Evans Law Firm) will require a \$5000 retainer, and charge a minimum of \$310 per hour. He is thinking it will take no more than 10 billable hours to pursue the right to repair process in an effort to get a settlement.
 - If it ends up going to court the lawyer will work on contingency but we have to pay for the expert witness outside of his cost. We got a ballpark from Brian Kemsey with Carter engineer and his fee to be an expert witness is \$15k-\$20k.
 - Judy is going to call our insurance company and see if our policy has Errors and Omissions to see if we have any options there?
 - The board agreed on pursuing Mullens for what the \$5,000 retainer will get us. We will ask for the cost of repairs plus attorney fees.
 - William made the motion to move forward with Stacy Evans Law Firm, Charmaine Radford seconded it, and the board unanimously agreed.
 - We will wait on the special assessment until we get a solid cost from the contractor and/or we hear back from the attorney on how Mullins responds.

- Management Company
 - We voted at the annual meeting in November to hire a property management company. We are going to pause that for right now with all that we have going on with the dam issues.

Meeting adjourned 7:49