

**PHOENIX CROSSING HOMEOWNER'S ASSOCIATION  
MEETING MINUTES  
January 20, 2024**

**Board Members Present**

Lynn Youngblood, President  
Lea Ann Hoy, Vice President  
Brenda Dixon, Treasurer  
Denise Merritt, Secretary

**Committee Members Present**

Al Frontz, ACC Chairman  
Frank Amos, ACC Member

**CALL TO ORDER AND RULES OF ORDER**

The President called the meeting to order at 10:00 am and went over the rules of order.

**GUEST SPEAKER**

Putnam County Sheriff Howard Sills was unavailable for the meeting.

**APPROVAL OF MINUTES**

The President called for a motion to approve the minutes. Motion by the Vice President and seconded by the Secretary. Motion passed.

**TREASURER'S REPORT**

Cash on hand: \$27,878.01  
Expenditures from November 4, 2023 to January 20, 2024: \$4,381.43  
At the time of the meeting, approximately 50% of dues have been received.

**ACC COMMITTEE REPORT**

The ACC Chairman discussed the remaining seven (7) street lights and explained that the cost of these lights would be more than the last five (5) that were installed. The cost of the remaining seven (7) street lights were included in the 2024 budget but are dependent upon receiving 100% of the dues. ACC Chairman encouraged the meeting attendees to encourage their neighbors to get their dues paid.

The ACC Chairman reminded the meeting attendees of the Declaration of Covenants regarding garbage cans and parking. One of the meeting attendees inquired about infractions. ACC member Frank Amos, explained letters/emails are sent to those owners with infractions. If the infractions are not corrected, the ACC will assess fines and report those fines to the HOA Board. The President added that the HOA Board will support the ACC's assessments and will act accordingly to collect said fines.

## **OLD BUSINESS – STREET LIGHTS**

The President reiterated the comments of the ACC Chairman regarding the cost of the remaining seven (7) street lights and that these lights are dependent upon receiving dues. A meeting attendee inquired about the consequences of not paying the dues. The President informed the attendees that non-payment of dues will be handled in accordance with the by-laws and covenants. Any dues not received within the time limits set by the bylaws, will be assessed late fees. The President explained that the community depends on the payment of dues to pay the bills and maintain the community.

## **OLD BUSINESS – PHASE 2 ROADS AND GARRETT DRIVE EASEMENT**

The President informed the attendees that she had conversations with Putnam County Planning and Development and the Public Works department regarding the roads being accepted by the county. James Cantrell filed a Right of Way Deed (ROW) for Phase 2 Garrett Drive, Kaitlyn Circle, and Colin Lane. This ROW was signed by the then Chairman of the County Commissioners and filed with the Superior Court. The ROW listed fourteen (14) conditions that were not all met by Mr. Cantrell. The President will continue working with the county to move the process along to also include Jack Court and Leslie Court. The President will also work with a bonding agency to satisfy the \$90,000.00 road bond requirement. One of the attendees asked if the Board has any legal recourse against Mr. Cantrell. The President informed the attendees that she had spoken with the attorney who confirmed the Board has legal recourse but the cost could be more than the Board could handle financially. Also discussed the thru traffic in the neighborhood and maybe putting up signs stating "NO THRU TRAFFIC" and possible "PRIVATE ROADS" at the entrance of Phase 2. A comment was made regarding vehicles traveling at a high rate of speed. The President explained that speed limit signs are pointless because the speed limits cannot be enforced. The President suggested possibly installing speed bumps on Garrett to try and slow vehicles down. The President will investigate this option. The President informed the attendees that she reviewed the preliminary plat of the developer of Maddox Station and went to the courthouse and researched records regarding road easements involving the community. The only easements that have been filed are utility easements and there are currently no intentions for a connecting road to Garrett Drive. One of the attendees inquired to the work being done on Garrett parallel to Maddox Station. The President and another attendee explained they both stopped and spoke with the grading company doing the work and it was explained they work for the developer of Maddox Station and they were hooking up to Piedmont Water's water and sewer system. The President informed the attendees that she contacted Piedmont Water regarding this hook-up and was told that even though Piedmont Water is a private company, the water and sewer systems are not private. Piedmont Water assured the President that the current well was sufficient to source both subdivisions.

## **NEW BUSINESS – WEBSITE**

The President encouraged everyone to visit the HOA website ([www.phoenixcrossingga.com](http://www.phoenixcrossingga.com)). The Board will keep the website updated to include meeting notices and agendas, meeting minutes, by-laws and covenants, forms, and community event announcements.

## **NEW BUSINESS – POOL RULES**

The President summarized the pool rules. Attendees inquired about residents getting access to the pool without paying their dues. The President explained the requirements to obtain access to the pool. The Board will be issuing new codes for the pool.

## **NEW BUSINESS – COMMITTEE APPOINTMENTS**

The Board encouraged the attendees to get involved and volunteer for the various committees. The Board needs additional ACC members, additional pool committee members, etc. The Secretary announced the winner for the best Christmas decorations was the first house on Colin Lane.

## **OPEN FORUM**

The President commented about the trash being left on the playground, around the mail kiosk and on the sides of the roads. This is unacceptable! An attendee suggested a community clean-up day to keep the community nice and clean.

SLOW DOWN on the roads. Noone should be traveling more than 20 mph on our roads. The neighbors should "police" each other. One of the attendees stated a neighbor acted very aggressively towards her when she reminded him to slow down. Again, this IS UNACCEPTABLE!

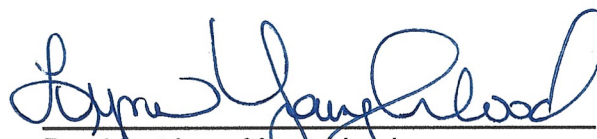
The playground gate will not stay closed and needs to be addressed.

Electric fences in the community and that the covenants should address the requirements.

The Board and attendees discussed the beatification of the Phase 2 entrance.

The President closed the meeting at 11:01 am.

  
Secretary Denise Merritt

  
President Lynn Youngblood