

PHOENIX CROSSING HOMEOWNER'S ASSOCIATION
MEETING MINUTES
June 13, 2024

Board Members Present

Lynn Youngblood, President
Lea Ann Hoy, Vice President
Denise Merritt, Secretary

Board Members Absent

Brenda Dixon, Treasurer

CALL TO ORDER AND RULES OF ORDER

The President called the meeting to order at 7:30 pm.

APPROVAL OF MINUTES

The President called for a motion to approve the minutes of the May 18, 2024 meeting. Motion by Yvonne Finney and seconded by Camille Watkins. Motion passed.

PROPOSED REVISIONS TO BY-LAWS/COVENANTS

The President told the members that she had spoken to the attorney regarding the proposed revisions, specifically the ambiguous language. The word "offensive" was discussed and the attorney stated the only way to remove the ambiguity is to list out the things considered "offensive." The attorney further explained, if things are listed out in the covenants, then there may be no recourse for things that arise that are not listed. The same would apply to listing the ACC fee schedule or tow truck information in the By-Laws/Covenants. This information could change; therefore, the By-Laws/Covenants would need to be amended again. Information regarding fee schedules, tow truck information, and other information that is subject to change, will be posted on the HOA website (www.phoenixcrossingga.com).

There were discussions about the vacant lot at 177 Garrett Drive. The members discussed the guidelines of voting on the proposed amendments to the By-Laws/Covenants. Item 26 of the restrictions of use regarding fences was discussed. Some members have invisible fences for their pets which are buried in the front of the dwelling unit. It was decided to change that item to "Visible fences are not permitted in the front of dwelling unit." Because the front yards vary in sizes, the ACC will be the authority on the footage allowed in the front for invisible fencing. The President entertained a motion to approve the proposed revisions to By-Laws and Covenants. Motion by Phyllis Trottier, and seconded by Yvonne Finney and 100% of members voted in the affirmative. Motion passes.


OPEN FORUM

The members discussed the beautification of the entrance of Phase II. There is no water source at the entrance to maintain the grass when planted. There were concerns that there are no fire hydrants in the neighborhood. The members discussed limiting the rental properties. The President explained that the HOA Board has no authority to dictate what a property owner does with their property. Of course, the HOA Board can file civil suite against anyone that does not

abide by the By-Laws and Covenants which would be very costly. There were discussions about short term rentals and the President agreed to look into the county ordinances regarding short term rentals. The President reiterated that the Phoenix Crossing Facebook page is NOT a HOA page. The HOA Board does not control the content of said page and will not conduct official HOA business on that forum. The official HOA website is www.phoenixcrossingga.com. The Board is still looking for volunteers for the ACC.

The President adjourned the meeting at 8:50 pm.


Secretary Denise Merritt


President Lynn Youngblood