

McCarley Downs & The Pines Homeowners Association



McCarley Downs HOA
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Meeting called to order on August 10th, 2023 at 7:05 pm.

• President and/or VP opening remarks:

- President opened meeting, no initial comments.

• Treasurer report:

- Opening Balance July 2023: \$78,568.35
- Deposits - \$0
- Expenses - \$842.77
- Balance 31 May - \$77,725.58
- Major expense was routine landscaping. August will see the rock garden invoice being paid at approximately \$3,600.
- There are 7 residences overdue in paying 2023 annual dues. Liens have been recorded on those properties with outstanding dues.

• Architectural Control Committee:

- No new requests to report.

• Old Business:

- Rock garden removal is completed.

• New Business:

- The new community's name is proposed to be "The Grove" which is expected to have their own HOA and exclusive signage upon entering their neighborhood. It is still going to be 77 homes similar in style to those home being built in the Knob Hill community. Expected sizes are between 2,500-3,600 sq ft with sales price being between mid-\$400k to mid-\$500k. They are considering the prohibition of street parking, but it needs to go through their attorney. All wood fences with a height of 6 ft is being considered as well. It does not appear to have sidewalks included. Some residents have expressed concern about a large fuel tank being set up close to a home and the increased traffic flow.
- Elections will be in November. Any homeowner interested in becoming a board member is encouraged to run for any of the elected positions. The President and V.P. have stated they do not plan to continue being on the Board.

- Street sign by mailbox has come loose and will be repaired as soon as possible.
- We are waiting for some proposals on the mailbox covering, which is expected to be awarded before the end of the current Board.
- New mulch is going to be requested from our landscaper (to include by the mailboxes).

• **Secretary/Community Activities:**

- Events for tomorrow night have been canceled due to weather.
- There is a proposed pumpkin decorating and chili cook-off event being planned for the fall.

• **Resident Comments:**

- A homeowner asked about how the interest rates are impacting home sales and if we could expect to see that impact the new community. It was stated that in an area like ours, there appears to be no impact.
- A homeowner has asked if the by-laws state what will happen if no homeowner expresses interest in serving on the Board. As to what happens if nobody fills the 3 required seats. As of now, there is no definitive answer. The law firm that represents our community has been asked if they know of anyone that can assume the management of our community.
- A homeowner asked why his concerns that have been e-mailed are not being addressed with an e-mail response. The President stated he would reply to the e-mails with the same response he gave verbally. The President clarified that the homeowner is specifically looking for a response regarding 4 e-mails sent about violations at one specific address. The President stated that you can not use the HOA as a weapon against someone you have a disagreement with within the community. The homeowner asking the question states that the "homeowner" in question targeted his address and it was recognized by the Board. The President stated that the complaint was actually a complaint that broadly addressed the community and not one specific address. The resident that started this conversation asked if he could have a copy of the complaint that was filed. The Treasurer stated that he could not. The resident stated that the by-laws state he can have a copy of the complaint. The President said he had already seen those letters while he was on the Board. The homeowner was asked what violations he wanted addressed. The homeowner said there were several violations that violated CCR's. The homeowner said that CCR's say that violations are intended to be addressed by address and that the HOA needs to interpret and address them. At that point the Treasurer directed a flagrant response to the complaining homeowner. The President stated that the concerned homeowner wanted a basketball goal, a child's graduation sign and a utility trailer (which is not clearly defined in the covenants) addressed as violations. The President stated that this appears to be a targeted attack at one homeowner due to a social media disagreement. The concerned homeowner stated that is not the case. Concerned homeowner stated that he did not appreciate the flagrant comment from the Treasurer and he had already had similar comments directed at him by the President. The President stated that this conversation is over and the meeting is over.
- A homeowner stated her appreciation for the standing Board.
- The President adjourned the meeting by stating that the above conversation is why he no longer wants to serve on the Board.

Meeting adjourned at 7:25 p.m.

Respectfully,
The McCarley Downs & The Pines HOA Board