

# McCarley Downs & The Pines Homeowners Association



McCarley Downs HOA  
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P.O. box 470  
604 GA Hwy 247 S.  
Bonaire, GA  
31005  
Website: [mccarleydownsandpines.org](http://mccarleydownsandpines.org)  
Email: [hoa@mccarleydownsandpines.org](mailto:hoa@mccarleydownsandpines.org)

**Meeting called to order on November 9<sup>th</sup>, 2023, at 7:05 pm.**

**• President and/or VP opening remarks:**

- This meeting is primarily for electing the next Board.

**• Treasurer report:**

- Opening Balance October 2023: \$73,297.07
- Deposits - \$715.74
- Expenses - \$168.24
- Balance 31 October - \$73,844.57
- There are 5 residences overdue in paying 2023 annual dues. Liens have been issued and sent to collections.

**• Architectural Control Committee:**

- Request for exterior lighting which was approved.
- 2 Pool requests which were approved.
- It was discovered that a driveway extension had been performed without an ACC request. The request has been received and is under review.

**• Old Business:**

- Nothing significant to report.

**• New Business:**

- Board elections: all positions are open.
  - o Shanequa Martin expressed her desire to run for Vice President or Secretary
  - o Meghan Swift has expressed her desire to run as Board President.
  - o Wes Lister has expressed interest in staying on as Treasurer. Mr. Lister stated that to make this a legal Board, there must be a President, Secretary and Treasurer. It was recommended that Ms. Martin run for the Secretary position.
  - o Lyssa Siffers has expressed interest in staying on as Vice President or any other position.
  - o It was mentioned that Travis Tucker had expressed interest in being a member of the ACC.
  - o Manny Alam has expressed interest in being on the ACC board.
  - o Carlie Alam has expressed interest in being on the ACC board.
  - o Jason Thomas stated he would assist with the ACC board when available.

- These positions as stated above were put forth to anyone that opposes. There was no opposition so these positions will be filled in January with:
  - o President: Meghan Swift
  - o Vice President: Lyssa Siffers
  - o Treasurer: Wes Lister
  - o Secretary: Shanequa Martin
  - o ACC Board:
    - Manny Alam
    - Carlie Alam
    - Travis Tucker
    - Jason Thomas
- It is important to note that if the homeowner's association were to be managed by a property management organization, it would be approximately \$30,000 annually, routine expenses for the neighborhood are approximately \$10,000 annually. This would require a significant increase in dues to each homeowner.
- The mailbox covering builder has been selected, this will include electricity. Date to commence construction has yet to be determined. Concept drawing and specifications will be put on the website.
- A conversation was started regarding the community Christmas lights. These lights are paid off and there is no obligation to continue with the company providing this service which comes at a considerable cost to the community (approx. \$300 annually). Several community members stated they would assist in putting up the lights if we were to retrieve the lights and decorations from the landscaper.

• **Secretary/Community Activities:**

- Nothing significant to report.

• **Resident Comments:**

- A homeowner asked for an update on the new neighborhood being built. There is no new update, yet they are behind schedule based on previously provided timelines.
- A new homeowner has stated they were unaware of dues. Mr. Lister provided the fees and dues dates.
- Meghan Swift stated that it has been noticed that several streetlights are inoperative. A consolidated list will be given to the power company to repair inoperative lights.
- Meghan Swift and several other community members expressed their gratitude to Jason Thomas for his dedication to the community as Board President for the last two years.
- A question regarding easements came up. Each plat has the easements on it and they are quite large. If any damage was done in the easement area, it must be returned to the state it was in before.
- A homeowner expressed concern with drainage. It was recommended to reach out to a landscaper to see what kind of drainage options are available.

**Meeting adjourned at 7:30 p.m., next planned meeting which will not be public will be at 7:00 p.m. on Thursday, December 7<sup>th</sup>, 2023. Next member meeting will be January 4<sup>th</sup>, 2024 at 7:00 p.m.**

Respectfully,  
The McCarley Downs & The Pines HOA Board