

## ECHOTA HOA 2024 ANNUAL MEETING MINUTES

Attendance was taken and counted, provided by the Zoom attendee list and by the members who attended in person.

Quorum was met.

Meeting was called to order by HOA President, Craig Parrish

Minutes from 2023 Annual Meeting were read by Treasurer, Beni Deron

Motion to accept last year's minutes. Motion seconded.

Financial statement was read by the Treasurer, Beni Deron

Proposed Budget for the 2024-2025 fiscal year is read by Treasurer, Beni Deron

Motion to accept the proposed budget, Motion seconded

Old business is announced and updated by Treasurer, Beni Deron as follows:

- Members were updated about previous amendment voting. The percentage of votes required to initiate an amendment to the covenants was not met, so a new round of amendments will be sent out for a second try.
- Fire hydrant issues the fire marshall had was discussed and there is no update at this time.

New Business was announced and discussed as follows:

- Discuss new developers and estimated time line for completion.
  - Developer representation was present at the meeting and discussed that all is expected to be finished within 3-5 years. They represented that several lots would be subdivided in the area of the previous clubhouse, a few scattered around the neighborhood near existing cabins, and the majority would be located on the two undeveloped roads North Smoky Mtn Way and South Smoky Mtn Way toward the back of the neighborhood.
  - Developer representation stated he could share a map that we could show owners.

Election results were announced

- We had no nominations other than Craig Parrish to renew his 3 year

board position. Our new Board Members and Officers are as follows:

- President: Craig Parrish
- Vice President: Jeff Pulley
- Board Member: James Crooks
- Officer 1, Treasurer: Beni Deron
- Officer 2, Secretary: William Stotts

Open Forumn for members was discussed as follows:

- Questions were brought up as to how much of the neighborhood property is considered "common area" particularly how much is landscaped using our budget. Members were given information that a 10ft easement is located on either side of the bottom roads (Echota Way, Smoky Mtn Way) as common area, and those road sides are mowed, as well as the Echota neighborhood sign area, and areas near the mailboxes and entrance.
- A Question was asked about whether our membership portal (payhoa.com) was a necessary expense. Board members and officers informed members that the portal is widely used as a way for electronic payments for owners, but also allows for architectural review submissions, mass mailings, mass emailings, and is a way to keep owners' contact and mailing information up to date in a user-friendly database. No followup questions received on that matter.
- A Question was asked about what is considered "repairs and maintenance" as referenced on the budget. Members were informed that items such as pothole filling, emergency tree removal, gravel replacement are common uses of that allotment.
- Questions arose about street parking vs parking in front of vacant lots. Members were informed that street parking is always allowable as long as there is ample room for people to drive around. Parking on the grass in the common areas is not allowed, because it often leads to ruts

and we have to have them filled and the grass fixed to maintain landscaping. Parking in front of or on vacant lots owned by another owner is at the owner of the lot's discretion as long as no covenants are violated.

Motion to call the meeting to an end

Motion seconded

The meeting was called to an end