

Date: February 29, 2020

To: Board of Directors, Parkside at Pilgrim Mill, HOA Inc.

From: Dennis Pritchard, Secretary/Treasurer

Subj: Board of Directors Meeting February 29, 2020

Election of 2020 officers: The scheduled meeting convened at 10:34 A.M. with proper motions with President Holly Gay moderating. Holly made a motion to open the floor for officer nominations. All present approved. Nominations were as follows:

President: Holly Gay was nominated and selected by motions from all present to serve during 2020. She accepted.

Vice President: Linda Hilton was nominated and selected by all present to serve during 2020. She accepted.

Secretary/Treasurer: Dennis Pritchard was nominated and selected to serve during 2020. He accepted. (Our by laws permit this position to be combined with one individual or handled by separate individuals).

Introduction of 2020 board members: Kimberly Lundy, Dennis Pritchard, Holly Gay, Michael Gay, Linda Hilton, Vicki Garstecki, Bill Frechtman, Lori Frechtman, and Linda Ebert.

Reading of 2019 minutes: Dennis Pritchard presented the Board of Directors minutes from February 9, 2019. There were no additions or corrections. The minutes were approved by all present.

Secretary/Treasurer report: Dennis reports that 34 of 35 properties have paid 2019 HOA dues. This payment will be requested. The 1120-H IRS form for HOA income tax was filed on January 17, 2020 prior to the 3/15/2020 deadline. Likewise the 2020 annual registration and filing fee of \$40.00 will be filed with the Georgia Secretary of State prior to the 4/1/20 deadline. Our 2020 year-end expense projection is approximately \$6,000. Our HOA will receive the Patronage Capital Credit of \$66.69 on our March 2020 bill. Our 2020 insurance policy premiums for General Liability and Director/Officer coverage will remain constant for 2020. The report was accepted and approved by all present.

Report of President: A meeting will be scheduled with City of Cumming representative Phil Higgins to discuss unfinished issues such as road paving, red light camera and possible water leak on Pilgrim Mill road just outside our entrance. Dennis Pritchard has already notified the City Street department relative to the water leak. Our annual HOA fees are increasing to \$147.00 for 2020 due to increasing expenses. All residents will be advised by letter. The 3-way stop sign was installed at Parkside Walk and Stefan Walk during early 2019 and seems to be helping with the speeding issue. The HOA resolution was completed on July 19, 2019 as recommended by Bill Frechtman. Dennis Pritchard and Holly Gay met with BB&T bank and removed all names from our account except Dennis Pritchard and Holly Gay. Report approved by all present

Old/New/Misc Business:

Old: The sale and development of Mashburn farms continues to be under review. We are not aware of any new developments at this time. Linda Ebert has been in contact with several individuals and will be our point person and keep us advised of additional developments. The next meeting is tentatively scheduled for March 2020. The land across from Alliance Academy remains undeveloped with no plans to develop anytime soon to our knowledge. We have determined that cameras at our front entrance would be cost prohibitive for several reasons. As an alternative, we have a Neighborhood watch meeting with DFC Caleb Martin scheduled on 3/7/2020 at 10:30 A.M. for watch organization. The Meeting is at the home of Mike and Holly Gay. All are invited. CPR landscaping is contracted through October 1, 2020.

New: Continue to emphasize speeding issues, running stop signs and using left hand lane coming off Lanier Parkway to enter our subdivision. Holly says please stop all three dangerous practices. Vicki Garstecki, Kim Lundy and Linda Hilton will coordinate our 2020 block party. Linda Ebert will continue to research a possible neighborhood directory. Dennis Pritchard advises that his research regarding changing to LED lights in our neighborhood would not be feasible at this time. Our HOA webpage will be renewed for 2020. An allotment for front entrance beautification is authorized for \$500.00 During 2020. This includes \$100 to decorate our front entrance for Christmas. Continue to go through the Architecture committee for any property alterations.

Closing Remarks and adjournment: Thanks to all board members for serving during 2020. At 11:34 proper motions were made to adjourn the meeting.

Dennis Pritchard