

Meeting Minutes for January 9, 2021

Date: January 9, 2021

To: 2021 Parkside HOA Board of Directors
Parkside at Pilgrim Mill HOA, Inc.

From: Dennis N. Pritchard, Board Member

Subj: Minutes - Annual HOA Meeting January 9, 2021

Welcome/Opening Remarks: The captioned meeting was a ZOOM meeting due to COVID-19 restraints. The meeting began at 8:35 A.M. with motions by Holly Gay, Vicki Garstecki, and Susan Hayes. President Holly Gay presided. Great attendance with 22 residents present and 14 of 35 households represented. Holly welcomed everyone and provided copies of the agenda and financial report to participants.

Introduction of Board of Directors and members: Holly I. Gay, President, Linda Hilton, Vice President, Dennis Pritchard, Secretary/Treasurer and Registered Agent, Linda Ebert, Bill Frechtman, Lori Frechtman, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Kimberley Lundy, Dennis Pritchard. Holly thanked all members for their service.

January 11, 2020 Recap: Holly read the minutes recap from our last annual meeting which is recorded on our HOA Web page and in our HOA documents. Motions were made by Kim Lundy and Vicki Garstecki to approve the report.

Secretary/treasurer/Registered Agent Report: Dennis Pritchard prepared the report which was read to meeting participants. The report covers 1/1/20-12/31/20. The balance on 1/1/20 totaled \$5516.50. Total money received during 2020 was \$5188.00 making the beginning balance plus collections total \$10,704.50. Expenses during 2020 totaled \$5595.13 leaving a balance on 12/31/20 of \$5109.37. We still have one HOA dues outstanding. Dennis projects expenses of around \$6,000 during 2021. During our January 12, 2019 annual meeting, the residents approved the 5% option in our HOA covenants to increase HOA dues by 5% when our year end balance falls below \$6,000 on a recurring basis. The annual 1120H IRS corporate tax form was filed timely as was the Georgia Secretary of State filing and fee. Linda Ebert and Linda Hilton made motions to approve the report.

Presidents Report/old business: (1) Speeding and running 3-way stop sign. Speeding has improved but the 3-way stop is still an issue. Your board of directors has addressed these issues by installing speeding signs and stop signs to reduce speeding; arranged with City of Cumming to place speed detection cart on Pilgrim Mill Road for a period of time; arranged increased neighborhood patrols with Cumming police department; arranged with City of Cumming to adjust the stop light sensors on Pilgrim Mill road and Lanier 400 Parkway to improve use of the straight right/hand turn lane; sent letter to all residents to comply with neighborhood speed limit; speed bumps installation is a last resort.

(2) Suspected Drug Deals. Suspected drug deals were reported to Board of Directors during 2020 and continuing into 2021. The board has taken steps to mitigate this issue by reporting suspicious activity to Police Chief David Marsh along with photos. He assigned an officer to investigate on details and photos provided by residents; City of Cumming agreed to increase patrols during key times. If anyone notices suspicious activity, call the non emergency phone line for City of Cumming police department. **(3) Mashburn/Brooks Farm development on Pilgrim Mill Road.** Please review the link from Holly Gay on our HOA Facebook page. This provides an overview of the development along with the density and other issues that were considered by City of Cumming Council. The major issues considered were Density, Community Resources and Targeted Demographics. Most neighborhoods opposed the development including residents in our HOA. Linda Ebert prepared a letter addressing the issues involved, joining many others near our neighborhood. On January 5, 2021, the council denied the zoning request but did not preclude the developer applying again over the next year. **(4) Late and unpaid HOA dues** has become an issue for timely payment. Our HOA covenants provides that any assessments not paid within 30 days after the due date shall bear interest from the due date at the rate of 10% per annum. Our due annually is April 15th; therefore, we will ask the homeowner to pay the due interest after May 15th annually. The HOA has been lenient over the years, but it is costly and expensive to keep following up for payments. The covenants provides other options for collection which have never been necessary such as foreclosure on property. If extenuating circumstances exist, please notify the HOA President or Secretary/Treasurer. **(5) Home Maintenance.** Our neighborhood homes are approaching the 22nd and 23rd years. Please be mindful that your home appearance impacts everyone. Pressure washing, general yard maintenance and cleaning yard debris enhances the value of our homes. **(6) Architectural Committee.** Holly Gay, Dennis Pritchard and Lori Frechtman are members of the committee. Please communicate any plans to change your property to committee members before making improvements to your property in accordance with our covenants. **(7) Commercial Vehicles, trailer and boats.** There is a 24 hour limit for these type vehicles to be parked in driveways. Please ensure compliance in accordance with our covenants. **(8) House Rentals.** HOAs require the property owner to follow the rules of the covenants, conditions and restrictions (CC&R) when renting homes. The property owner is responsible for paying HOA fees and making sure their tenants comply with HOA covenants. HOAs must deal directly with the property owners and not the renters, and only HOA members can attend meeting as a general rule. **(9) Repaving our roads.** Hopefully within next couple of years. The city has financial strains due to COVID. **(10) Pilgrim Mill water leak outside our entrance.** We reported the leak to Phil Higgins who had his contractors inspect. A leak was not found. If any leaks are noticed please take a photo and we will provide to City of Cumming. **(11) Neighborhood Watch.** This was scheduled last spring but was postponed due to COVID. Hopeful to reschedule after COVID. **(12) Block Parties.** Hopefully after COVID. Linda Ebert and Kim Lundy made motions to approve the report.

New Business and questions: Several questions were asked and comments on several issues as follows. Vendor trucks sometime speed. If notice, call the vendor owner/boss. We must protect our children. Bill Frechtman suggested a separate one page letter on

speeding to be included when letters to members are provided. Linda Ebert gave additional information on her efforts regarding Brooks Farm developments.

Page 3

Linda did an excellent job in outlining the issues to be presented at the City of Cumming council meeting in her detailed letter. Most HOA members are opposed to installing speed bumps on our streets for obvious reasons. Holly will develop costs to our HOA. Hopefully we can continue to address the speeding/stop issues by other means. We must make sure we give any new property owners a copy of our HOA covenants. There is still concern about owners renting houses. Dennis Pritchard made a motion to establish a committee to research what changes can be made to our covenants to address this and other issues. Holly made the second to the motion. The committee includes Linda Ebert, Holly Gay, Chuck and Leisa Littlefield. Vicki Garstecki volunteered to invest in some flower beautification at our entrance. Thanks Vicki. A non-public HOA directory is in process of development with emphasis on privacy.

Board Nominations for 2021: Board nominations were made from the floor in an open forum. The following members were nominated and agreed to serve during 2021: Linda Ebert, Bill Frechtman, Lori Frechtman, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Kimberly Lundy, Dennis Pritchard. Motions were made from the floor for approval.

Closing Remarks and Adjournment: Holly expressed her thanks to Board members for their commitment and service during 2020. Several members expressed thanks to Holly for the job she has done. Several members commented on what a great neighborhood that we have at Parkside at Pilgrim Mill. Holly advises the HOA fee for 2021 will be \$154.00. The Board meeting for 2021 will be a ZOOM meeting and scheduled in February.

Motions were made by Holly Gay and Vicki Garstecki to close our meeting.

Respectfully submitted

Dennis Pritchard