

Date: February 27, 2021

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

From: Dennis N Pritchard, Secretary/Treasurer

Subj: Board of Directors Meeting February 27, 2021

Introduction of 2021 Board members: Holly Gay, Michael Gay, Linda Hilton, Dennis Pritchard, Vicki Garstecki, Kimberly Lundy, Lori Frechtman, Linda Ebert, and Bill Frechtman.

Election of 2021 Officers: The scheduled meeting convened at 8:31 A.M. with Holly Gay moderating and proper motions by Holly Gay and Linda Hilton. The meeting was Virtual on zoom due to COVID. A motion was made by Holly Gay to elect officers and Linda Ebert made the second. Nominations were made as follows:

President: Holly Gay was nominated by Linda Hilton and Kim Lundy. All agreed and Holly accepted.

Vice President: Linda Hilton was nominated by Linda Ebert and Kim Lundy. All agreed and Linda accepted.

Secretary/Treasurer: Dennis Pritchard was nominated by Linda Ebert and Linda Hilton. All agreed and Dennis accepted.

Reading of 2020 minutes: Holly read the board meeting minutes from 2/29/2020. No corrections. Motion by Holly Gay and Kim Lundy to approve. All agreed.

Secretary/Treasurer Report: Dennis Pritchard provided update. Still at 34 of 35 HOA dues collected for 2020. The 2020 1120H IRS form for HOA income tax was filed on 1/31/2021 prior to the 3/15/2021 deadline. Likewise the 2021 annual registration and filing fee of \$40.00 will be filed with Georgia Secretary of State before April deadline. Sawnee EMC will again give us a patronage credit of \$52.83 on our March bill. Our General Liability and Director/Officer insurance premium will remain constant for 2021. Our 2021 year-end expenses projected for approximately \$6,000. Proper motions were made by Linda Ebert and Linda Hilton to accept the report. All agreed.

President's Report Old/New business: Dennis Pritchard will check with CPR Landscaping for new contract renewal. There is still concern by several relative to covenant compliance, especially at rental houses. The owners of houses in HOA are responsible to make sure their renters comply with our covenants. Communicating with owners has at times been difficult. We will check with agents when houses are rented or being purchased. Hopefully the agent will assist in communicating to the potential tenants through the owner relative to issues encountered and our covenants requirements. Also we have a committee formed to address the overall issue of rental houses in our HOA and to understand the legal rights of all parties. Please make sure garbage cans are stored properly and out of view. Please provide assistance to those who may be in need. Our 2021 dues will mandatorily increase to \$154.00 for 2021. Letters will go out shortly to applicable owners. Registered mail will be used when necessary and appropriate. Anyone with special circumstances should make Holly aware and applicable arrangements can be made to address the dues issue. Linda Ebert is still working on the digital directory for our HOA. This will be done via email and no data will be published on our web page or FB page. We are still looking at possibility of a camera to protect our entrance and will ask for direction from City officials. As always, if you see something not right, please report to authorities.

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Thanks to Holly for arranging for the neighborhood watch sign. Presently COVID restrictions will not let us arrange an actual meeting at this time. Thanks to Michael for installing the sign. The HOA dues will be due on 4/15/2021. Our next annual meeting will most likely be virtual.

Adjournment: At 9:34 A.M., a motion was made by Holly Gay to adjourn. Vicki Garstecki made the second and all agreed.

Respectfully submitted,

Dennis Pritchard.