

## Meeting Minutes for January 22, 2022

Date: January 22, 2022

To: 2022 Parkside HOA Board of Directors  
Parkside at Pilgrim Mill HOA, Inc.

From: Dennis N. Pritchard, Board Member

Subj: Minutes - Annual HOA Meeting January 22, 2022

Welcome/Opening Remarks: The meeting opened at 8:32 A.M. with motions from Holly Gay and Gerri Steele, with Holly Gay presiding. Due to Covid-19, the meeting was held online via Microsoft Teams. Good attendance with 21 residents present and 12 of 35 households represented. Holly shared copies of the agenda and financial report. All were welcomed.

Introduction of 2021 Board Members: Kim Lundy, Dennis Pritchard, Linda Ebert, Bill Frechtman, Lori Frechtman, Vicki Garstecki, Holly Gay, Michael Gay, and Linda Hilton were thanked for their service to our HOA.

January 9, 2021 Meeting Recap: Holly read the minutes from our last annual meeting. The minutes are recorded on our HOA Web page and HOA documents. Susan Hayes and Holly Gay made motions to approve the report.

Secretary/Treasurer/Registered Agent Report: Dennis Pritchard prepared the report which was read to meeting attendees by Holly as follows: The report covers 1/1/21-12/31/2021. The balance on 1/1/21 totaled \$5109.37. Collections for 2021 totaled \$5556.54 making the beginning balance plus collections total \$10,665.91. We collected dues from all 35 homes for 2021 plus one unpaid dues for 2020. Expenses during 2021 totaled \$5809.88 leaving a balance on 12/31/21 of \$4856.03. Projected expenses for 2022 total \$6,000. Our ending balance again fell below our \$6,000 recurring basis line as approved on the January 12, 2019 annual meeting; therefore, we again must exercise our HOA covenant option of increasing 2022 dues by 5%. The 2022 dues will be 161.00 per household. The annual 1120H IRS corporate tax form was filed timely along with the Georgia Secretary of State filing and fee. Gerri Steele and Linda Hilton made motions to approve the report.

Report of President-Old Business: (1) Suspected drug dealing. This has been reported throughout most of 2020/2021. Mitigation efforts include reporting suspicious activity with accompanying pictures to police chief, David Marsh who assigned activity for investigation. Also, City of Cumming has increased neighborhood patrols to our neighborhood at key times. If anyone sees suspicious activity call the non-emergency line for City police department. (2) The Cumming City Council approved the Sawnee Village mixed-use development (Mashburn property) on 1/18/2022. The parties can now move forward with negotiations, and if the sale is successful, the developer will be able to move forward with the approved plan. The project will take several years with some estimates ranging from 7 to 12 years. There is no clarity on the time period. We should continue to watch for any land change notifications. (3) Late and unpaid dues have continually been an issue. As a reminder, failure to pay dues timely will result in late fees pursuant to our HOA covenants. The HOA fee is due on April 15th and late fees will begin on May 15th if applicable. Unpaid dues could be subject to a property lien pursuant to our HOA covenants. Please notify the Board of Directors prior to April 15th if there are any extenuating circumstances.

(4) Home Maintenance. Our neighborhood homes are approaching their 23rd and 24th birthdays. Please be mindful of your house appearance and upkeep as this impacts all residents. Pressure washing and general lawn maintenance enhance our neighborhood appearance and home value. Please reference our HOA Web page for vendors that residents recommend. With seemingly increasing storms coming through our neighborhood, please be mindful to clean up debris from storm damage and fallen trees that are your responsibility. (5) Architectural Committee members include Holly Gay, Lori Frechtman and Dennis Pritchard. Please remember to gain approval from this committee prior to making improvements on your home and property including home additions, porches and fences etc... The Committee is committed to provide fast turnarounds on any requests. (6) Keep in mind our covenants prevent Commercial vehicles, boats and trailers from being parked in driveways exceeding 24 hours. Please be courteous and do your part to abide by this rule. (7) House rentals. HOAs require property owners to follow the covenants, conditions and restrictions (CC&R) along with being responsible for all HOA fees. The HOA expects both the property owner and the renter to abide by the CC&R, and the property owner is responsible for ensuring any renter is in compliance. The property owner should make any renter fully aware of all HOA rules, as the Responsibility cannot be delegated to the HOA. The HOA should not contact the renter directly. Renters cannot be included in HOA meetings. Only HOA members may attend meetings. Property owners may not name the renter as a proxy. Renters are not property owners and have no authority to enforce a CC&R or bringing suit. HOAs may not take direct actions against renters that break CC&Rs. They must notify the property owner of any violation and owners must handle the issue. The only exception is relative to a suspected crime. The HOA should contact law enforcement in this instance. (8) Repaving our neighborhood is on hold due to other immediate road needs and financial strain of Covid-19. Hopefully our streets will be paved in next 1-2 years. (9) Neighborhood Watch efforts will resume once Covid-19 is behind us. In the meantime, the City provided us with a neighborhood watch sign. Thanks Michael Gay for installing sign. (10) Block parties will resume once Covid-19 passes.

Report of President-New. Business: (1) Restricting Rentals. The options are amending HOA Covenants to prohibit rentals altogether or limit the number of rentals to a certain percentage of homes. If we pursue either option a one time assessment would be applied to cover any legal costs of amending our HOA covenants. Resident approval would be needed from 75% of our property owners, roughly 26-27 approvals. We will continue to gather any input on this subject. (2) Holly Gay we'll make a second contact with City of Cumming relative to getting chain link fence repaired. We suspect a vehicle damaged the fence.

Board Nominations 2022: Board nominations were made from floor in open forum with nominees present at meeting. The following members were nominated and Aged to serve: Kim Lundy, Dennis Pritchard, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Daniel Sasu, Sue Sims, Larry Sims. Proper motions made from floor to accept this new Board.

Closing remarks and Adjournment: Holly expressed appreciation for all attendees. Kim Lundy expressed thanks to Holly for her service. At 9:12 A.M. motions were made by Holly Gay and Vickie Garstecki to close our meeting.

Respectfully submitted,  
Dennis Pritchard