

Date: February 26, 2022

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

From: Dennis N. Pritchard, Secretary/Treasurer

Subj: Board of Directors Meeting, February, 26, 2022

Welcome and Opening Remarks: Meeting started at 9:01 A.M. with motions from Dennis Pritchard and Linda Hilton. Meeting was virtual on MS Teams due to Covid. A majority of board members (6 of 9) were present to allow the meeting to go forward. Holly Gay presided and welcomed and thanked all for serving and attending the meeting.

Election of 2022 Officers: Motions were made by Linda Hilton and Vicki Garstecki to elect Holly Gay as President. She accepted. Motions were made by Holly Gay and Daniel Sasu to elect Linda Hilton as Vice President. She accepted. Motions were made by Holly Gay and Vicki Garstecki to elect Dennis Pritchard as Secretary/Treasurer. He accepted.

Introduction of 2022 Board of Directors members: Kimberly Lundy, Dennis Pritchard, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Daniel Sasu, Larry Sims, Sue Sims.

Reading of 2021 Minutes: Holly Gay read the February 27, 2021 Board of Directors meeting minutes. The minutes were approved as recorded with motions from Vicki Garstecki and Holly Gay.

Secretary/Treasurer Report. Dennis Pritchard presented. HOA dues (35 of 35) current. 2021 1120H IRS form was filed with IRS on 2/15/2022. The 2022 Georgia Secretary of State form for 2022 is due by 4/1/22 and will be filed this week with the \$40.00 Fee. We are receiving the Sawnee EMC patronage credit of \$50.34 on our March bill. We do not anticipate our General Liability and Director/Officer insurance premium to increase for 2022. Year-end expense projection still at \$6000.00. Report approved with motions by Holly Gay and Vickie Garstecki.

Presidents Report: HOA fees will increase to \$161.00 for 2022 and should be postmarked or hand delivered by April 15, 2022. All properties are current/paid in full for 2021. We will continue to assess late fees beginning 30 days after April 15th. Late fees will continue to incur for one year. If dues remain unpaid on April 15, 2023, the lien process will be considered. Any fees incurred for this process will be billed to the address of the unpaid properties. In regards to the rental property at 995 Stefan Walk, we will send the annual HOA dues letter to address on county records and not physical property address, along with email to individual who paid previous dues, along with property manager. As always, anyone with special circumstances should contact board officers for any special arrangements. Dennis Pritchard and Linda Hilton made motions to approved the report..

Old Business: Speeding continues to be an issue both with commercial vehicles and also personal vehicles. Speeding and running stop signs needs to be stopped before someone is injured or property damaged. Speed bumps are still a possibility. Holly will

contact City of Cumming authorities for possibility of patrolling at target times for violators.

Page 2

She will address this issue with property owners/occupants in her upcoming HOA dues letter. We are asking owners to address with occupants and visitors of their individual household. Again, thanks for Holly and Michael for securing our neighborhood watch sign. To this regard if you see something, say something. Report speeding and/or any illegal activity to City of Cumming non-emergency number. Please abide by our HOA covenants relative to making improvements/modifications to your property and commercial vehicles, boats and trailers parked in driveways exceeding 24 hours. Keep in mind that trash cans should not be visible from the street. Although not governed by our covenants, lawn and general home maintenance is appreciated and expected by our neighbors. The exterior fence on Pilgrim Mill has been repaired.

New Business: All agree to continue with CPR Landscaping for 2022. All agree to renew our Web Page for 2022. Architectural Committee remains the same. Holly will make annual follow up with Phil Higgins, City administrator. Board has authorized \$500.00 for front entrance beautification. Neutral Christmas decor and sod replacement are included. Michael Gay and Dennis Pritchard will make an attempt to request Bermuda grass replacement from a contractor who did some maintenance work at our entrance. Vicki Garstecki will do some research for flowers at our entrance. Linda Hilton will look into possibility of block party this year. Restriction of rental property will continue to be researched by appointed Committee.

At 9:52 A.M. motions were made by Holly Gay and Dennis Pritchard to adjourn our meeting.

Respectfully submitted,
Dennis Pritchard