

## Meeting Minutes for January 21, 2023

Date January 21, 2023

To 2023 Parkside HOA Board of Directors  
Parkside at Pilgrim Mill HOA, Inc.

From: Dennis N. Pritchard, Board Member

Subj: Minutes - Annual HOA Meeting January 21, 2023

**Welcome/Opening Remarks:** The meeting opened at 9:01 A.M. with motions by Holly Gay and Linda Ebert. Holly Gay presided over the meeting on Microsoft Teams. Good attendance with 19 residents present and 13 of 35 households represented. All were welcomed.

**Introduction of 2022 Board Members:** Kim Lundy, Dennis Pritchard, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Daniel Sasu, Sue Sims and Larry Sims.

**January 22, 2022 Minutes Approval:** Holly presented the minutes from our last annual meeting. Minutes are recorded on our HOA webpage and HOA documents. Holly Gay and Linda Ebert made motions to approve the minutes as read.

**Treasurer Report:** Dennis Pritchard prepared the report which was shared with the meeting by Holly Gay. The report covers 1/1/22-12/31/2022. The balance on 1/1/22 totaled \$4856.03. Collections for 2022 totaled \$5636.00 making the beginning balance plus collections total \$10,492.03. Expenses for 2022 totaled \$5705.72 leaving a balance on 12/31/22 of \$4786.31. Due to our balance falling below the \$6,000 threshold on a recurring basis approved at our annual meeting on January 19, 2019, the dues will increase by 5% to \$168.00 for 2023 for each household. The annual 1120H IRS Corporate form was filed timely along with the Secretary of State annual corporate filing and fee. Questions were answered and motions made by Holly Gay and Geri Steele to approve the report.

**Report of President Old Business:** (1) Suspected drug dealing at intersection of Parkside Walk and Stefan Walk has not been an issue during 2022 and 2023. The City of Cumming police department continues to monitor our neighborhood closely. Any suspicious activity should be reported to the non-emergency line for City. Videos are the key. (2) The Sawnee Village project has been approved and land clearing underway. This is a gated and mixed use community with homes, townhomes, apartments etc. and will add substantially to traffic issues impacting our HOA along with the infrastructure impact. Planning remains unclear for the impacts. (3) HOA dues for 2023 are due on 4/15 annually. Late fees will begin 30 days thereafter in accordance with our covenants if delinquent. Please notify the Board of directors with extenuating circumstances prior to 4/15 if you are unable to pay. (4) Home and yard maintenance should be a priority to protect your property and our neighborhood values. Although the HOA covenants do not address this issue, Pressure washing, general yard maintenance, debris removal etc. go a long way in beautifying and increasing area values. Before expressing concern to the board regarding your complaints, please be sure to Check our covenants and identify the specific issue of concern in our covenants. All legitimate issues will be addressed. We depend on residents to voluntarily comply with our covenants and to be courteous and neighborly. (5) Speeding and running stop signs continue to be an issue and

violators are placing children, pets and adults at risk and harm. The speed limit is 20mph and stop signs mean stop. The city will continue to monitor and patrol this issue. (6) The members of the Architectural Committee are Holly Gay, Dennis Pritchard and Lori Frechtman. Please seek approval from the committee prior to making improvements to the exterior of your homes. This includes front and back porches, fences, home additions etc. When in doubt please ask. The committee will promptly review and respond to your request. (7) Our covenant states that commercial vehicles may not be parked in driveways over 24 hours. Please be courteous and comply with our rules. (8) Rentals. HOAs require property owners to follow the covenants, restrictions and conditions (CC&R), along with paying HOA fees. Both the property owner and renter are required to comply. Property owners should provide any renters a copy of our governing documents. Only HOA members can attend HOA meetings. See previous minutes for detailed info on this subject. (9) Repaving of our roads is on hold due to other road maintenance needs and finances. We anticipate we will be scheduled sometime in the future. (10) The City of Cumming installed a neighborhood watch sign at our entrance along with increasing patrols. Our neighbors are very watchful of other residents, along with quick notification of anything unusual on our facebook. (11) Block parties can resume as usual. Any volunteers. Motions were made by Dennis Pritchard and Kim Lundy to accept the report.

**Board Nominations for 2023:** Board nominations were made from the floor in an open forum with only nominees present at the meeting. Nominations and acceptance included Kim Lundy, Dennis Pritchard, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Daniel Sasu, Lori Trask, Linda Ebert and Mary Ann Loutzenhiser. Motions made by Dennis Pritchard and Linda Hilton to approve and accept the new board. No objections.

**Closing Remarks and Adjournment:** Holly discussed a few open items such as compliance with covenants regarding trailers in the yard, signs on trucks, cars speeding and running red light at the Pilgrim Mill intersection. She advised that the board will notify and ask any violators to be courteous and comply with our covenants. There was also a brief discussion relative to writing a new covenant when the current covenants expire. Holly expressed her thanks to the board and all residents for making our neighborhood a pleasant place to live. She also thanked all in attendance today and expressed condolences to the Judy Spivia family. At 10:22 A.M. the meeting was adjourned with proper motions.

Respectively submitted,  
Dennis Pritchard