

Date: February 18, 2023

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

From: Dennis N. Pritchard, Secretary/Treasurer

Subj: Board of Directors Meeting February 18, 2023

Welcome and Opening Remarks: The meeting opened at 8:01 A.M. with motions by Holly Gay and Linda Hilton, with Holly Gay moderating on Microsoft Teams. ALL 2023 elected board members were present. Holly thanked everyone for serving and attending our meeting. We anticipate that 2023 will be another smooth year for our HOA.

Election of 2023 Officers: Dennis Pritchard made a motion for Holly Gay to serve as 2023 President. Linda Hilton made a second to motion. All agreed, and Holly accepted. Motions were made by Holly Gay and Kim Lundy for Linda Hilton to serve as vice-president, Linda accepted. Motions were made by Holly Gay and Vicki Garstecki for Dennis Pritchard to serve as Secretary/Treasurer, Dennis agreed.

Introduction of 2023 board members: All present as follows: Kim Lundy, Holly Gay, Dennis Pritchard, Vicki Garstecki, Michael Gay, Linda Hilton, Daniel Sasu, Lori Trask, Linda Ebert, Mary Ann Loutzenhiser.

Reading of 2022 board meeting minutes: Holly Gay read the board meeting minutes from February 26, 2022. The minutes were approved as recorded with motions from Holly Gay and Dennis Pritchard.

Secretary/Treasurer report: Dennis Pritchard presented. HOA dues (35 of 35) for 2022 are current. The 2022 1120H IRS form was timely filed on 2/7/23. The 2023 Georgia Secretary of State form and \$40 fee was filed on 2/18/23. We again will receive the Sawnee EMC Patronage credit of \$47.18 on our March bill. We anticipate our general liability and Director/Officer premium to remain at current level of \$650.00 for 2023. Year-end expense projection is \$6,000. Report approved with motions from Holly Gay and Kim Lundy

Presidents Report and old/new business: HOA dues will increase to \$168.00 for 2023 and are due by 4/15/2023. All properties paid during 2022. The rental property committee has not materialized. We currently have only one rental. Increased police patrols have combined with our alert neighbors in keeping our area safe. If anyone sees anything, say something. City police Chief Marsh has been very attentive to patrolling our neighborhood and placing electronic monitoring device on Pilgrim Mill Road. Holly continues to urge all residents to abide by our covenants and notify the architectural committee of any exterior changes to property. The committee includes Holly Gay, Dennis Pritchard and Lori Frechtman. Several projects are underway and approved per covenants. Holly will send the annual letter and remind everyone to be neighborly and maintain presentable properties, along with placing garbage cans out of sight. Another reminder will include wording regarding covenant requirements for vehicles, boats, and trailers on properties. We must be consistent with our notification and enforcement. CPR Landscaping will continue with HOA lawn maintenance. Our Web page renewal is current and paid. We will again designate \$500 for front entrance beautification as needed. We have been informed by the city admin that we are tentatively scheduled for repaving in 2024. Kim Lundy and Linda Ebert will develop an appreciation letter for our city police and administration department.

At 8:35 A.M. motions made by Holly Gay and Linda Hilton to close our meeting.