

Meeting Minutes January 20, 2024

Date: January 20, 2024

To: 2024 Parkside Board of Directors

From: Dennis N. Pritchard, Board Member

Subj: Minutes - Annual HOA Meeting January 20, 2024

Welcome/Opening Remarks: The meeting opened at 9:00 A.M. with motions by Holly Gay and Vickie Garstecki. Holly presided virtually on Microsoft Teams. Good attendance with 24 residents present and 14 households represented. Holly welcomed everyone and presented the agenda and other applicable documents.

Introduction of 2023 Board Members: Kim Lundy, Dennis Pritchard, Vicki Garstecki, Holly Gay, Michael Gay, Linda Hilton, Daniel Sasu, Lori Trask, Linda Ebert, and Mary Ann Loutzenhiser. Six members present.

Approval of January 21, 2023, Minutes: Holly read the minutes from last meeting which are recorded on our HOA webpage and HOA documents. Holly Gay and Vickie Garstecki made motions to approve as presented. Motion carried. No changes.

Treasurer's Report: Dennis Pritchard prepared the report which was read and shared with meeting attendees. The report covers 1/1/23-12/31/23. Balance on 1/1/23 totaled \$4786.31. Collections for 2023 totaled \$5879.00 making collections plus beginning balance total \$10,665.31. Expenses for 2023 totaled \$5794.75, leaving a balance of \$4870.56 on 12/31/23. HOA dues will increase from \$168.00 to \$176.00 for 2024 due to inflation and balance under the established \$6000.00 threshold. The 1120H IRS form was filed timely for 2023 as was the Georgia Secretary of State corporate form and fee. No questions or changes to report which was approved by motions from Vicki Garstecki and Holly Gay.

Report of President Old/New Business: (1) Holly reminded all that pets must be on leash and/or controlled at all times. A recent neighborhood event precipitated her reminder. A dog off leash attacked one on leash and threatened owner. (2) HOA fees are due on April 15th with late fees beginning 30 days later as per HOA covenants. Please contact the board with any extenuating circumstances. Congratulations are in order as all 35 homes are current in HOA fees. (3) Please be mindful of home maintenance and appearance of your property. Pressure washing, lawn maintenance, and debris pickup from storms and fallen trees should be a priority. We want to be neighborly, but should you have a complaint, please notify the Board of Directors providing the applicable covenants article and section number relating to your complaint. All residents should read our covenants and take responsibility.

Page 2

(4). Speeding and running stop signs continue to be an issue at times. Please take a few minutes to discuss with your household and guests (a) Speed limit is 20 mph. (b) There are three stop signs at intersection of Parkside and Stefan Walk. The law says stop every time. (c) Our neighborhood should not resemble Pilgrim Mill Road and the other speedways. We don't want to see anyone hurt. (d) Adults, children, and pets should have a safe place to stroll in our area. The Chief of police has agreed to increase monitoring and enforcement (5) Our architectural committee includes Holly Gay, Lori Frechtman and Dennis Pritchard. Our covenants require seeking approval from the committee before making any changes exterior of your property, including porches, pools, fences, and structures. Ask to be sure. (6) As a reminder, commercial vehicles, boats, and trailers have a 24-hour limit as per our covenants.

New Business: It is recommended that residents get involved in City planning activities, especially with potential upcoming road changes and extensive ongoing construction. Michael Gay explained where a new road will extend from around the library and connect with Pilgrim Mill Road near our entrance. There is some indication the new road will be part of a city bypass and may alter travel ways on Pilgrim Mill Road. With the new nearby construction and road changes increasing traffic, Larry Sims expressed concerns about the security of our area and suggested everyone use cameras and monitoring when possible. Holly mentioned she is unaware of City of Cumming increasing police and fire to compensate with inflow of people. The President's report was approved by motions from Dennis Pritchard and Susan Curls.

Board Nominations for 2024: Nominations were made in open forum permitted by article V of HOA bylaws. Nominations and acceptance included Kim Lundy, Vicki Garstecki, Linda Hilton, Dennis Pritchard, Holly Gay, Michael Gay, Susan Curls, Bill Frechtman, Jennifer Clayton, Tanya Seamans, Larry Sims, Sue Sims, and Phillipa Sasu. New Board directors were approved by proper motions.

Closing Remarks and Adjournment: Holly thanked all for attending and supporting our HOA. She urged everyone to be good neighbors. At 9:41 our meeting was closed by motions from Holly Gay and Kim Lundy.

Respectfully submitted by
Dennis Pritchard