

Date: February 24, 2024

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

From: Dennis N. Pritchard, Secretary/Treasurer

Subj: Board of Directors Meeting February 24, 2024

Welcome and Opening Remarks: Meeting opening at 9:01 A.M. with motions by Holly Gay and Vicki Garstecki. Holly Gay moderated on Microsoft Teams virtual platform. Holly thanked 2024 board members for serving. The members for 2024 include 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. Nine members were present.

Election of 2024 Officers: Holly Gay was selected as President with Motions from Dennis Pritchard and Bill Frechtman. Linda Hilton and Dennis Pritchard were selected for Vice President and Secretary/ Treasurer, respectively, with proper motions.

Reading of 2023 Board Meeting Minutes: Holly Gay read the 2/18/23 minutes which were approved as recorded. No corrections.

Secretary/Treasurer Report: Holly shared a copy of the report presented to the Annual HOA meeting on January 20, 2024, via drop chat. In summary, the HOA began 2023 with \$10,665.31 available. Total expenses during 2023 were \$5794.75. The balance on 12/31/23 totaled \$4870.56. Additionally, Dennis Pritchard shared that we will again receive our patronage capital credit from Sawnee EMC on our March bill totaling 50.17. Also, Dennis filed the IRS 1120h HOA tax form on 1/24/2024. The State of Georgia annual Corporate registration was filed 2/24/2024 with \$40.00 fee. The report was approved with motions from Linda Hilton and Vicki Garstecki.

Presidents Report Old/New Business: HOA fees for 2024 will be \$175.00 as our HOA balance falls below \$6,000.00 threshold at end of 2023. Fees are due on 4/15 with any late fees starting on 5/15. Contact board with extenuating circumstances. - Property owners should abide by covenants when making exterior changes to property by going through architectural committee. - Garbage cans should remain out of sight when not out for pickup. - lawns and property should be properly maintained and storm debris removed. Covenants do not address this issue. - covenants do require commercial vehicles, boats and trailers be removed from driveways after 24 hours. - Complaints must be addressed with consistency. - if you see a neighbor struggling in any way, please be neighborly.

New: General Liability/ Directors insurance will increase from 650 to \$760 annually. Bill Frechtman is reviewing. Still a great deal considering previous quotes. - CPR landscaping will continue lawn service. - HOA web page will be renewed. - Front entrance beautification continues at \$500. - Front signs need maintenance. Holly and Michael Gay will research - Holly is working with homeowner and others to remove downed trees at our entrance. - Holly will check with Phil

Higgins for traffic light updates and fence repair along Pilgrim Mill Road. - Architectural committee remains the same.

Report approved and meeting adjourned at 9:45 A.M with proper motions.