

Meeting Minutes January 25, 2025

Date: January 25, 2025

To: 2025 Parkside Board Of Directors

From: Dennis N. Pritchard, Board Member

Subj: Minutes – Annual HOA Meeting January 25, 2025

Welcome/Opening Remarks: The meeting opened at 9:01 A.M. with proper motions by Holly Gay and Linda Ebert. Holly presided virtually on Microsoft Teams and welcomed all present which included 21 attendees representing a total of 14 households. The agenda was presented as follows:

Introduction of 2024 Board members: Kim Lundy, Vicki Garstecki, Linda Hilton, Dennis Pritchard, Holly Gay, Michael Gay, Susan Curls, Bill Frechtman, Jenifer Clayton, Tanya Seamans, Larry Sims, Sue Sims, and Phillipa Sasu. Nine members present.

Approval of January 20, 2024 Minutes: Holly read the minutes from last annual meeting which are recorded on both our HOA webpage and HOA documents. No questions or changes. The report was approved as read by motions from Linda Ebert and Gerri Steele.

Treasurer Report Dennis Pritchard prepared the report which was read and shared with meeting attendees by Holly Gay. The report covers 1/1/2024 -12/31/2024. Balance on 1/1/2024 totaled \$4,870.56. Collections during 2024 totaled \$6,151.00 making collections plus beginning balance total \$11,021.00. Expenses for 2024 totaled \$5,971.23 leaving a balance of \$5,050.33 On 12/31/2024. As mentioned by Holly, HOA Dues for 2025 will increase from \$175.00 to \$185.00 annually due to inflation and balance under the threshold of \$6,000.00 established at a previous HOA meeting. Both the 1120H IRS form and Georgia Secretary of State filing and fee were filed timely. We were notified by Georgia Secretary of State that most all Georgia corporations will be subject to a new FENCEN (Financial Crimes Enforcement Network) filing by 1/1/2025. My research shows that we are excluded from reporting under IRS section 501(c)(4) as a Social Welfare Organization, specifically a HOA formed by a real estate developer to own and maintain common areas and enforce covenants to preserve the area for benefit of residences We qualify. Report approved by motions from Susan Hayes and Linda Ebert.

Report of President New Business: (1) Our HOA General Liability and Directors and Officers Liability Insurance from American Family Insurance will be cancelled effective 3/28/2025. the current premium totals \$810.00. The cancellation is not due to our insurability. The company will not write this class of insurance any longer in Georgia. (2) Also, both Linda Ebert and Kim Lundy recommended we start reviewing our HOA covenants, as many items are outdated and we are nearing the end of our 10 year extension to the original covenants which were filed and recorded with Forsyth County on 1/19/2018. This item will remain as new business to maintain our awareness and action.

Report of President Old Business: (1) Holly again reminded all residents that pets must be on a leash and/or controlled at all times. A link was provided to GA law 14-31 which addresses control and owner responsibility. (2) Holly complimented our residents relative to all 35 residences paid HOA dues for 2024. At the same time she reminded everyone that according to our HOA covenants, HOA fees are due on April 15th annually and late fees begin 30 days thereafter or subject to late penalties. Please notify the board of any extenuating circumstances. (3) Please be mindful of home maintenance and appearance of your property as some neighborhood homes are nearing 26th and 27th birthdays. Pressure washing, lawn maintenance, and debris removal from storms and fallen trees should be a priority. We should do our part to comply with covenants applicable and help others when necessary. Make sure we are doing our part before complaining about others. Any valid complaints should be made with the board and provide covenant specifics with your complaint. Be courteous and neighborly, (4) Speeding and running stop signs remain to be an issue with both residents and visitors. We have children playing in the streets and on sidewalks, and walkers that enjoy exercise and some walking their dogs. Violators put people and pets in jeopardy. Please do your part to educate household members and visitors of this very important subject. City of Cumming police continue to monitor our area but we should do our part. (5) Please remember to seek approval from the architectural Committee before making improvements to your home. This includes front porches, back porches, fences, pools, home additions etc. Ask if in doubt. (6) As a reminder, commercial vehicles, trailers, and boats should only be parked in your driveway for 24 hours. Both New and old reports approved with motions by Linda Ebert and Gerri Steele.

Board Nominations for 2025: Nominations were made from an open forum permitted by HOA bylaws. Nominations and acceptance include Kim Lundy, MaryAnn Loutzenhiser, Vicki Garstecki, Linda Hilton, Leigh Ann Lacey, Tanya Seamans, Dennis Pritchard, Linda Ebert, Holly Gay and Michael Gay, Jenifer Clayton, and Phillipa Sasu. All approved.

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Closing Remarks and Adjournment: Holly thanked all who attended and mentioned a Board of Directors meeting would be in February. At 10:00 A,M. Motions made by Kim Lundy and Dennis Pritchard to adjourn.

Respectfully Submitted

Dennis N Pritchard