

COBBLETON

Homeowner's Association, Inc.

Annual Association Meeting

March 7, 2021 2:00 - 4:00 pm

Effingham County Recreation Complex (Hwy 119, Springfield)

Moderator: Jim Spencer

Treasurer: Debra Oliver

Secretary: Shana Hester

Meeting was called to order by the moderator, Mr. Spencer, at 2:00 pm in the absence of the President, Mr. Ned Davis.

Meeting minutes from Oct 3, 2020, were read by Shana Hester. Mr. Hughes approved, and they were second by Mr. Bugstiner.

All new homeowners were welcomed by Debra Oliver.

Finance Report: The Income and Expense statements for 2020 along with the 2021 proposed budget was distributed for members to review prior to the treasurer giving a detailed explanation.

Debra made mention the expenses were under budget for the year. \$12,000.00 is collected in dues once a year so the funds are spent very carefully. Total assets with Reserve Fund and Cd came to \$22,180.23.

Debra suggested we move more funds to the reserve account for extra one-time items like pressure washing the fence and beautification. She recommends moving the Reserve Fund CD money, \$2,010.98 to the reserve fund checking account and moving \$2,500.00 from the operating account to reserve fund account for the beautification project. The reserve fund is for infrequent expenses such as replacement or repair cost and major landscaping projects.

Mr. Spencer asked if anyone had any questions or comments about moving money to the reserve account. He thought it was a good idea. Motion made by Heather Stafford and second by Misty Elliott. Motion carried.

Old Business:

Beautification Project for subdivision entrance

Discussion: Shana suggested we have an outside person that is knowledgeable of plants give us suggestions on what will work the best for the sign entrance and what grows well in our area. Mrs. Cindy Spencer commented about the root system ran deep and were tough on the loropetalums and may require a lot of work to remove them. Bids will be collected from 3 different business to take on this project.

Ponds: Maintenance of the ponds is an HOA responsibility. Pond #2, Middle Pond – there are 4 easements and neighbors may not realize they have fenced the easement. These easements are for the lawn company and utility companies to access the pond. Mr. Harold Taylor has installed a double gate and given permission for the maintenance crews to use his gate for access. The other 3 neighbors need to be notified of the easement rights. Bids are being collected for cleaning of the ponds. This includes digging up and hauling away trees and stumps, brush and rush grass growing in the ponds. Weed and grass killer will be dispersed that will not harm the fish or turtles living in the ponds.

Pond #1 at the front of the subdivision, needs the pine trees trimmed to keep the overflow culvert operational.

HOA Insurance Review: Homeowner, Mr. Ronnie Dotson, reviewed our current policy and coverage and stated we were maintaining the proper insurance for the subdivision.

Covenant Violations: Please review the covenants that cover your lot to be sure you are in compliance at your residence. There is a Phase I and Phase II for our neighborhood. The covenants are not exactly the same. A canvas of the neighborhood will take place in the future. Notices and courtesy letters will be sent to those in violation.

Debra Oliver stated there had been discussion on marrying the 2 covenants together and our covenants are little vague and hard to enforce. They were originally designed for the builders. A discussion was had with our attorney, and she stated we could rewrite the covenants, but it would take a majority agreement from the homeowner's, and it would be very expensive and probably not pass. The covenants expire in 20 years with an automatic renewal for another 10 years with no changes being made. Our HOA attorney stated she would have to confirm with an attorney in Atlanta and it would cost \$4,000 to \$5,000 to make any change to the covenants. This was an estimate for year 2021. The differences in the 2 phases have been highlighted and noted if we vote to update them.

Homeowner, Keith Roy, asked if our covenants had a clause allowing changes to the covenants by a % vote. He believed we could write our own and have them notarized at the courthouse. The homeowner stated there should be a section in the bylaws regarding this. After research, it is not in our By-laws. Covenants overrule the by-laws. Ronnie Dotson also commented on collecting the cost from the Homeowners or raising the yearly dues to cover the expense. Heather Stafford questioned the attorney's fees and the attorney she would consult with in Atlanta were reasonable or high for this particular job. Debra stated our attorney also handles many other subdivisions and is versed in covenants. Other attorneys can be contacted for quotes if needed.

Security Camera

It was discussed at a board meeting and decided it was not the HOA's responsibility to provide security cameras. This should be the responsibility of the individual homeowner. Everyone in attendance agreed.

By-Laws correction

Section 3.12 Meeting of the Directors/Officers. It was discussed in 2018 annual meeting but not voted on to change the meeting requirements for the board. The wording, Monthly Meetings would be changed to Quarterly meetings or as necessary to discuss issues. Debra Oliver made the motion, and it was second by Holly Roy. Approved.

New Business

Election of Officers for a 2 year term. A survey was placed on the Cobbleton HOA Facebook Page and flyers delivered to some homes in reference to the survey. The questions presented were about the HOA options, HOA Officers, HOA status and Dues.

26 households responded. 66% voted to fill the officer positions and continue as normal, 26% voted to raise the HOA dues and 7% voted to dissolve the HOA. No one volunteered to fill a position.

A homeowner asked for a description of the positions and the duties before anyone volunteered. Shana read the description of each officer's duties from the By-laws. Please refer to your copy of the By-Laws.

Shana explained her reasons for having to give up the position she filled for a short time.

Debra gave a list of duties that she performs in her role as treasurer. Debra mentioned a CPA or property management firm could handle all of those duties for us. Even if we go with a CPA or Property Management firm, you still have to maintain a three member HOA board.

Mr. Spencer stated that 66% of the homeowner's voted to fulfill the officer positions but it took volunteers to do that. The CPA and Management firms would handle the legal issues of garnishments and liens etc.

Volunteers for President – Debra had previously spoken to Mackenzie Peffley and Mackenzie said if she was nominated, she would take the position. Per Angie's text message during the meeting with Mackenzie, Mackenzie accepted the President position. Nominated by Angie Burgstiner and Second by Misty Elliott.

Vice President – Angie Burgstiner. volunteered. Will assist the board with any duties as needed and step into the President position if Mackenzie were to be deployed with the Army.

Secretary – Darlene Mock, volunteered.

Treasurer – Heather Stafford, volunteered.

Property Management

Debra and the current board collected bids from Property Management Groups and from CPAs in reference to managing the HOA business. There would be an increase in HOA dues to cover the extra expense. See the agenda from March 7, 2021, for details on each company and what services would be provided. After much discussion, it was decided to let the new board decide if a management group was needed.

Dissolve HOA – no need for discussion per Mr. Spencer.

New Business:

Question on architectural review form posed by a homeowner for a fence, out building and Pier on his personal pond. Debra stated she had his review form which was good for one year. Homeowner was not identified on the voice recording.

Angie Burgstiner recommended dividing up the responsibilities so all of them do not fall on the HOA Board members. She suggested a welcoming committee and the Facebook Pet Registry.

Shana Hester and Rudine Tippins volunteered to be on the welcoming committee. Shana to head this up.

Sharee McKenzie volunteered to head up the Facebook/Pet registry.

Committees Needed – grounds committee and Architectural Review committee.

Architectural review committee – A female volunteered. Name not on voice recording.

Event Committee – Hope Switzer volunteered.

Everyone was asked to please sign the sign in sheet for the record before leaving the meeting.

Everyone asked for the new board to please keep the homeowners updated on the development of the subdivision behind the end of Cobbleton Drive.

Angie Burgstiner mentioned the differences in the covenants on the roofing of any outbuilding, but it did state in another covenant that all roofs must match the house roof. Andrea Savage spoke up to say she has a handyman coming to put a shingled roof on her out building. She agreed to share his information with Angie so it could be share with other homeowner's.

Next annual meeting date to be determined and then announced. (1st Qtr 2022) TBD

Meeting adjourned by Mr. Spencer. Everyone agreed.