

Planters HOA

Semi-Annual Homeowners Meeting

March 26, 2019

1. Call to Order:

HOA President, DeeDee Langston called the Semi-Annual Homeowners Meeting to order at 7:32pm. Board Members present: DeeDee Langston, AJ Wilson, Kenny Deaton, Allen Sirek, Frank Pratt, Penny Collins, and Brian Swain. Tasha Jenkins, resident manager, was also in attendance.

2. Determination of Quorum:

Quorum was met. Official business could be addressed.

3. Old Business: Motion from Chris Wright (20 Priority Club Dr.) to approve the minutes from October 2018. Seconded by Donna Pierpont. Motion passed unanimously.

4. New Business:

➤ Presentation of HOA finances

- Donna Pierpont (37 Berkshire Dr) asked a question about how income from legal fees was obtained. Tasha Jenkins explained that these fees were collected from delinquent homes when liens were paid. This typically happens when a home with a lien is sold.
- Howard Beyerle (10 Prestwick Lp) asked how income was made from lights. Tasha Jenkins explained that this line item is the amount of revenue from the annual dues that is allocated to pay Georgia Power for the lights each year.

➤ Election of new officers.

- 3 vacant positions are available on the Board. DeeDee Langston, Mike Graham, and Chastity Maney were nominated previously by the Nominating Committee to fill these positions. No further nominations were made from the floor. The three nominees were elected into office unanimously via. a secret ballot vote.

5. DeeDee Langston opened the floor for discussion and questions, with the understanding that there could be no discussion on the topics of stops signs, speed bumps or golf carts, as we have established that these are county government matters.

- DeeDee Langston addressed concerns about lots in the neighborhood being used for short-term rentals (e.g. for as little as a few days at a time per tenant.) Many homeowners asked if this was allowed in the covenants, and bylaws, and if tenants at these properties were allowed to use the common areas. Board members explained that rentals are allowed, in accordance with the covenants.

- Cory McMichael (13 Katie Ridge) expressed an interest in changing or amending the Covenants to prohibit short-term rentals.
- Renee Killian (14 Kayla Ct) asked for the name of the HOA's attorney
 - DeeDee Langston stated that Branden Bowen represents the HOA.
- Amanda Bagwell (15 Planters Dr.) encouraged concerned residents to call 911 to report noise violations or issues with excess numbers of vehicles parked on the road outside of rental property, or any other lots. Frank Pratt emphasized that this is the appropriate way to address these issues, as the Board cannot address issues of this nature. Mr. Pratt also encouraged homeowners to file complaints via Tasha Jenkins for any matters that may be violations of the covenants, the bylaws, Board policies, etc.
- A number of motions were made to address this issue. Ultimately, Terry Silver (23 Berkshire Dr) made a motion that the Board ask Mr. Bowen to review the covenants, and to give the HOA legal advice about what, if anything, the HOA could do to prohibit the short-term rental of lots in the neighborhood. The motion was amended to place a \$1,000.00 cap on legal fees for this matter. The motion was seconded by Chris Wright (20 Priority Club). The motion passed with 28 in favor, 5 against.
- Chris Wright (20 Priority Club) asked if copies of the covenants were provided to new homeowners when homes are sold. Tasha Jenkins stated that this is done regularly.
- Terry Silver (23 Berkshire Dr) asked if a sign could be placed at the Fitness Center to remind residents that bikes are not allowed on this area. He commented that such a sign was present in the past, but was removed. DeeDee Langston stated that the old sign was removed because it was in disrepair, but that it would be replaced.

6. Adjournment:

- There being no further questions, the meeting was adjourned by President DeeDee Langston.
- The next biannual meeting of the Homeowners Association will be held on Tuesday October 1, 2019, at the Clubhouse.