

**Meeting of Planters HOA Board of Directors  
October 18, 2022 (re-scheduled from 10/11/22)**

The October 2022 meeting of the Planters HOA was brought to order by Frank Pratt, President, at \_\_\_\_\_ 6:44\_\_\_\_\_.

<b>Board Members</b>	<b>Present</b>	<b>Absent</b>	<b>Board Members</b>	<b>Present</b>	<b>Absent</b>
Frank Pratt	x		David Van Hook		x
AJ Wilson	x		(VACANT)	N/A	N/A
Angie Clouse	x		(VACANT)	N/A	N/A
Christie Breedlove		x			

Tasha Jenkins, Resident Manager, was in attendance.

Approval of minutes from the September 2022 HOA Board Meetings  
**Frank motioned to approve and Angie 2nd, all in favor.**

**ACC Report (no change since last meeting):**

<b>Date Submitted</b>	<b>Address</b>	<b>Request</b>	<b>Status</b>	<b>Notes</b>
8/4/22	19 Candlestick Com.	Screened in deck/fence	Pending	
8/22/22	52 Colonial Cr	Screened deck	Approved	
8/26/22	102 Planters Dr	Pool & fence	Approved	
9/7/22	107 Colonial Cr	New Windows	Approved	
9/22/22	30 Stiles Fairway	Pool & fence	Approved	
9/30/22	81 Colonial Cr	Swim spa	Pending	

**Activities**

- No Report **Tasha will call Jenna to have her take the pictures for Cookies with Santa at a cost of \$250**

**Budget**

- No Report

**Building and Grounds**

- 2 swings were replaced at the clubhouse playground
- 3 or 4 swings need to be replaced at the fitness center playground

**Management (no change since last meeting)**

- Clubhouse Usage: 32 hours with no deposits held

## Welcoming

- No Report

## Nominating

- Frank Pratt met with Clay Gentry about his interest in serving on the Board. See "New Business" below. Frank Pratt intends to meet with other interested individuals before the next Board meeting.

## Treasurer (no change since last meeting):

- Angie Clouse was added as a signer to the HOA's checking account and money market account on 10/05/22.
  - Former treasurers Dee Dee Langston and Allen Sirek were removed as signers from the account
- Current Balances:
  - Checking: \$97,728.16
  - Savings: \$18,009.69
  - Interest: \$0.15

## Violations (no change since last meeting):

Homeowner	Address	Reason	Status	Letter Sent
Tun	53 Planters Dr.	Debris on lot	Open	09/25/22

## President

- No report

## Old Business:

- Since the last meeting, the Board discussed via e-mail and text messaging the final details for the Special Meeting to vote for an increase in the Annual Assessment.
  - The Special Meeting will be held on 12/09/2022, 7:30pm, at the Bartow Senior Citizens Center (33 Beavers Dr, Cartersville, GA 30120)
  - The Senior Citizens Center was reserved from 7:00pm to 11:00pm, at a cost of \$300. Frank Pratt signed the rental agreement and paid the \$100 deposit on 10/12/2022. The remaining \$200 is due 1 week before the meeting.
  - The staff at the center will setup 350 chairs for the homeowners, and a few tables for the Board Members.

### **New Business:**

- Discussion about appointment of a Board member to be in charge of Building and Grounds. The position was vacated by Dee Dee Langston's resignation from the Board.) **A vote to have David Van Hook in charge of building and grounds. Motion by AJ Wilson and Second by Angie Clouse**
- Frank Pratt moved to appoint Clay Gentry to the Board, to fill a vacant spot, with a term expiration of 2024. **Frank Pratt made a motion and AJ Wilson seconded the motion.**
- Frank Pratt asked the Board to consider whether or not someone who is not a homeowner (e.g. a tenant or someone who does not live in the neighborhood) can be designated as a proxy to vote at a meeting. The covenants and bylaws clearly allow voting by proxy. However, neither document specifically states whether or not the proxy must be a homeowner. **Proxy needs to be a home owner. Motion by AJ Wilson and second by Angie Clouse.**
- Discussion of charging interest to delinquent assessments, in accordance with the Covenants (Article V, Section 8).
  - The language of this Section may require that the interest stop accruing once a lien has been filed.
- Discussion of determination of a quorum at the semi-annual meetings and special meetings. After a review of the covenants and bylaws, Frank Pratt opined that a quorum is based on a percentage of all 400 Class A members in the HOA, not the number of Class A members who are in good standing with the HOA.
  - As defined in the covenants, a Class A member does not lose his or her status as a Class A member because of unpaid assessments, covenant violations, or other matters that may cause the home to not be in good standing with the HOA. **Have the attorney look into the Class A status.**
  - To clarify, however, Frank commented that a Class Member is not allowed to vote at the semi-annual meetings and special meetings.

### **Adjournment**

- The meeting was adjourned by Frank Pratt at 7:32. **AJ Wilson Motion to adjourn Frank Pratt second**
- The next Board meeting is scheduled for will be on 11/8/2022 @ 6:30 PM.