

# The Planters HOA

## Biannual Homeowners Meeting

October 5, 2021  
7:00pm

### AGENDA

*NOTE: The Board decided to conduct this meeting online via. Zoom, in light of the current COVID-19 pandemic*

**1. Call to Order:**

- a. HOA President, Frank Pratt called the Biannual Homeowners Meeting to order at 7:00 PM
- b. Notices to all attendees:
  - i. This meeting will be recorded (video and audio). All homeowner participants will be muted, until discussion is solicited for Old Business, New Business, and “open floor” questions / discussion.
  - ii. Please let us know if you have a question or comments by typing a message, using the “chat” feature. Homeowners who have questions or comments will be unmuted, one at a time, so he or she can ask the question verbally.
  - iii. After you log in to Zoom, please change your name to reflect your First and Last name, and your street number/address (e.g. “John Doe/12 Planters Dr.”)
- c. Board Members present: Angie Clouse, Penny Collins, DeeDee Langston, Chastity Maney, Tricia Niehaus, Frank Pratt, and AJ Wilson.
  - i. Each Board member will introduce themselves, including office held and committee assignments.
- d. Tasha Jenkins, resident manager, was also in attendance.

**2. Determination of Quorum:**

- a. Quorum met? No
- b. Homes in attendance: 12

**3. Old Business:**

- a. Approval of October 2019, March 2019, March 2020, October 2020, and March 2021 Biannual HOA Meeting minutes
  - i. A vote to approve these minutes was not possible, due to a lack of a quorum.

4. **New Business:**

- i. Presentation of the 2022 Annual Budget, including capital improvements:
  - 1. Landscaping (street, clubhouse, front entrance) \$3000
  - 2. Clubhouse interior painting: \$1000
  - 3. Painting Pavilion restrooms and floor revamp \$3000
  - 4. Key Card reader, 2 doors, fitness center: \$15,000

**Total estimate: \$22,000**

5. Before opening the floor for open discussion, Frank Pratt made the following general statements, to address frequently asked questions:

- i. The Board and the Homeowners Association have no authority to enforce violations of any local, state or federal law. Issues such as noise complaints and barking dogs should be referred to Bartow County 911. Likewise, the Board and HOA cannot address any illegal activity or inappropriate behavior that occurs on the public roads in the neighborhood. Traffic violations and issues regarding the inappropriate use of ATVs, golf carts, etc. on public roads should be reported to Bartow County 911.
- ii. The Board is aware of problems with individuals who use the common areas (e.g. the pools) without authorization. When the key card system was installed, we decided to stop hiring pool monitors, due to the high cost. If you believe that someone who does not reside in the neighborhood is using a common area, and if the person or persons is/are not accompanied by an homeowner, it is reasonable to politely ask that person to display his or her key card. If the individual refuses to do so, and/or if the individuals become belligerent, then the matter should be referred to the Bartow County Sheriff. Likewise, any illegal behavior (e.g. disorderly conduct, underage use of alcohol, etc.) should be referred to the Sherriff.
  - 1. Remember, homeowners must be at the common area with all guests, at all times. Homeowners cannot allow unaccompanied guests to borrow their key or key card.
  - 2. After unlocking a gate or door, homeowners must only allow residents of them home and their guests through the gate. Never allow anyone else to come through the gate. Many individuals who do not live in the neighborhood have gained access to the pool areas simply by following a homeowner into the pool area after the gate is unlocked.
  - 3. Even if you know that someone lives in the neighborhood, that person must return home to get their key card if they claim that they forgot to bring it with them. Remember, the HOA disables key cards for homeowners who are not in good standing with the HOA. At any given time, there are many residents in the neighborhood who are prohibited from using the common areas.
  - 4. Homeowners who unknowingly allow unauthorized guests into the pool area may have their access to the common areas suspended.

5. A homeowner who lives near the pavilion pool commented that she has seen several individuals jump the fence and/or gate at that pool. These individuals usually left the premises when they were confronted by homeowners.
- iii. As a rule, The Board only addresses violations of the Covenants and Bylaws if the violation is reported to the Board by a homeowner.
- iv. Any questions about modification requests or to covenants should be referred to the Resident Manager, Tasha Jenkins.
- v. Frank Pratt opened the floor for discussion and questions at 7:46 pm.

### **Open Floor Discussion**

- Unknown homeowner: When the key card readers are installed at the fitness center, will we need a new key card for the fitness center, or can we use the same card we are currently using for the pools? Frank Pratt and Dee Dee Langston explained that all future locks at the common areas will use the same key cards that have already been issued to homeowners.
- Clay Gentry / 15 Planters Dr : Will the key cards give access to the restrooms at the club house as well or do we need to maintain that key as well? Frank stated that all restrooms will use the old “physical” pool keys at all the pools, until these locks are eventually replaced with key card readers. Thus, homeowners will need to keep their old keys until these locks are replaced.
- Unknown homeowner: Is the clubhouse available for reservations after the pools are closed? Frank Pratt stated that the clubhouse is available year-round. AJ Wilson clarified that the pool at the clubhouse cannot be reserved; only the clubhouse and the picnic tables are available for reservations. Dee Dee Langston clarified that a homeowner can reserve the clubhouse twice per calendar year (for a 4 hour time slot) at no charge. Reservations can be made by contacting the resident manager (Tasha Jenkins, 678-848-5511.)
- Tim Samples / 31 Juliana Way NW : Anyone got a contact for someone to do some dormer window repair? I can’t seem to find anyone willing to come our for a smaller job. Answer: Chastity Maney recommended Layton Glass in Cartersville. Frank pointed out the Facebook group entitled “The Planters Subdivision,” which is managed by Houston Long. This is a good group for homeowners to solicit recommendations for contractors, etc. for home repairs.

### **Adjournment:**

1. There being no further questions, Dee Langston made a motion for adjournment, Chastity Maney seconded the motion. The meeting was adjourned by President Frank Pratt at 7:55 pm.
2. The next semi-annual HOA Membership meeting will be held on Tuesday, March 8th, 2022, at 6:30 pm.