

**The Planters HOA**  
Biannual Homeowners - Meeting Minutes  
October 4, 2022, 7:00pm

*NOTE: This meeting was held in-person  
Homeowners were also given the opportunity to participate via. Zoom*

**1. Call to Order:**

- a. Frank Pratt (HOA Board President) called the Biannual Homeowners Meeting to order at 7:04PM.
- b. Notices to all attendees:
  - i. This meeting will be recorded via Zoom (video and audio). All online participants will be muted, until discussion is solicited for Old Business, New Business, and “open floor” questions / discussion. Homeowners who attend in-person are also asked to hold their questions until that time.
  - ii. Zoom participants:
    1. 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.
    2. 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: Frank Pratt, AJ Wilson, Angie Clouse and Christi Breedlove.
  - i. Each Board member introduced themselves, including office held and committee assignments.
  - ii. Tasha Jenkins, resident manager, was also in attendance.

**2. Determination of Quorum:**

- a. Homes in attendance: 35
- b. Determination of a quorum
  - i. Frank Pratt, HOA President, determined that 35 homes constitutes a quorum, as this number is greater than 10% of the homeowners who are in good standing with the HOA.

**3. Old Business:**

- a. Approval of the October 2019, March 2019, March 2020, October 2020, March 2021, October 2021, and March 2022 Biannual HOA Meeting minutes.
  - i. Prior meeting minutes were not approved due to a lack of a quorum at all biannual membership meetings since October 2019.

- ii. Chris Wright (20 Priority Club Drive) made motion to approve all previous minutes mentioned above. Gwendolyn Lee (135 Colonial Circle) seconded motion. The vote was approved unanimously.

**4. New Business:**

**a. Presentation of the 2022-2023 Annual Budget**

- i. Chris Wright (20 Priority Club Drive) made motion to approve the annual budget. Gwendolyn Lee (135 Colonial Circle) seconded motion. The vote was approved unanimously.

**b. The Board of Directors recommends that the annual assessment (annual dues) be increased from \$350 per year to \$495 per year (an increase of \$145.00)**

- i. Given the additional \$55.00 per year fee for street lights, the total annual amount due from each homeowner would be \$550 per year, instead of \$405 per year.
- ii. In accordance with Article V, Section 3 of the Covenants, A special meeting must be held to vote on this increase. The Board decided to hold this meeting on a separate day, rather than concurrently with this biannual meeting, to ensure that homeowners did not confuse this meeting with the special meeting.
  - 1. The special meeting will be held at 7pm on Tuesday November 8, 2022, at the Pavilion.
    - a. If a quorum is not present, a second meeting will be held on Tuesday November 15, 2022.
  - 2. The members present at the special meeting may make motions to increase to decrease this amount.
- iii. The Board is confident that an increase in the annual assessment is vital, due to the following reasons:
  - 1. The Annual Assessment has not been increased since the Board of Directors was formed, over twenty years ago. The continuous inflation during that time; especially over the past two years, has placed an unsustainable strain on the HOA's budget.
  - 2. To compensate for the rising costs of routine repairs and maintenance of the common areas, to replenish the depleted reserve fund, and to allow for capital improvements that have not been possible recently.
  - 3. To replenish the reserve fund in the coming year. Due to increased costs, many of the HOA's recent expenses have been paid from the reserve fund.
  - 4. In order to ensure that we have sufficient funds in the 2023 budget, to allow all of the common areas (e.g. the pools, the fitness center,

the tennis courts, etc.) to remain open and available to the homeowners.

5. To ensure that additional funds are available for capital improvements in the coming years.
- iv. If approved, this increased Annual Assessment will go into effect on **July 1, 2023.**
  1. The assessments that were due on July 1, 2022 will remain \$350 per year, plus \$55 per year for the street lights (\$405.00 total)
5. Before opening the floor for open discussion, Frank Pratt made the following general statements, to address frequently asked questions:
  - a. The Board and the Homeowners Association have no authority to enforce violations of any local, state or federal laws. 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.
  - b. As a reminder, if you believe that someone who does not reside in the neighborhood is using a one of the common areas (e.g. one of the pools or the fitness center,) 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.
    - i. Remember, homeowners must be at the common area with all guests, at all times. Homeowners cannot allow unaccompanied guests to borrow their keys or key card to access any of the common areas.
    - ii. 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.
    - iii. 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, due to delinquent payments and/or violations of the covenants and other rules.

1. Homeowners who allow unauthorized guests into the pool areas, knowingly or unknowingly, may have their access to the common areas suspended.
- iv. As a rule, The Board only addresses violations of the Covenants and Bylaws if the violation is reported to the Board by a homeowner.
- v. Any questions about modification requests or to covenants should be referred to the Resident Manager, Tasha Jenkins.

### **Upcoming events**

Cookies with Santa	Sunday December 4, 2022 (2-4 pm)
Spring neighborhood yard sale:	Saturday May 6, 2023
Pools Open	Friday May 12, 2023

### **Open Floor Discussion**

Frank Pratt opened the floor for discussion and questions at 7:25pm.

- 11 Planters Dr. asked the question Are we keeping the same ration of numbers each year in order to keep maintenance up? Delinquencies are a little higher this year, if we go up is there a greater chance of less people paying. AJ responded and commented if we don't raise dues, we cannot maintain our facilities. We don't know what will happen cause we have never raised them.
- Chris Wright (20 Priory Club) pointed out that the covenants are binding. Mr. Wright stated that by law, you can have the choice to be a voting member, but you cannot choose whether to be part of an HOA. When a homeowner closes on a home in the HOA, that homeowner is bound by HOA's covenants, bylaws, etc.
- Chuck Allen about the need for repair of playground equipment
- Chris Wright (20 Priority Club) stated that the "Contact Us" form on the HOA's website button on website does not work. Frank Pratt stated he would try to address this issue.
- Chris Wright (20 Priority Club) stated that a form regarding standards for outdoor sheds are no longer on the website. Frank Pratt and Tasha Jenkins stated they would attempt to location this document, and publish it on the website.
- Chris Wright (20 Priority Club) asked that the recent Board meeting minutes be published on the website. Frank Pratt stated that the minutes will be published ASAP.
- Board Member AJ Wilson mentioned there are vacant board member positions if anyone would like to apply.

- Chuck Allen mentioned trees on the side of the highway on his fence. Tasha responded she would have those trimmed. Homeowners want more information on what the HOA pays to what vendors we pay.
- A homeowner asked why the HOA cannot tow vehicles that are illegally parked on the streets. Board's response: The HOA has no authority to enforce matters that occur on County roads. Illegally parked vehicles should be reported to the Bartow County Sheriff.
- A homeowner asked about reinstating pool monitors. Board President Frank Pratt responded we can revisit this idea, though the electronic key system was intended to negate the need for pool monitors. The possibility of organizing a volunteer effort for pool monitors was discussed.
- 135 Colonial inquired about clubhouse reservation fee. Tasha responded 2 times per year is free and \$25 for 3<sup>rd</sup> time. A \$100.00 deposit is required for each reservation. The deposit is refunded if there is no damage or other violations of the clubhouse reservation policy.
- A Homeowner asked that proxy forms be made available on the website. Frank Pratt stated that these forms would be uploaded to the website for future meetings.
- A Homeowner commented that some of the exercise equipment at the fitness center is still in need of repair. Board members stated that they would address this issue.

**Adjournment:**

- Chris Wright made motion to adjourn Meeting. AJ Wilson seconded Motion. No one opposed.
- There being no further questions, the meeting was adjourned by Frank Pratt at 8:31PM.
- The next semi-annual HOA Membership meeting will be held on Tuesday March 28, 2023 (7:30pm).