

Minutes of  
Miller Cove POA Meeting  
April 5, 2004  
Offices of Phillips Moudy Duke 7:00PM

Don Carlton called the meeting to order at 7:05 PM.

Roll Call determined that 25 property owners were present or represented by proxy. Since no business was planned requiring a quorum, the meeting proceeded as scheduled.

Treasurer's Report and Budget:

Debbie Arnold presented the Treasurer's Report for the year ended March 31, 2004 and proposed budget for year-end March 31, 2005. Copies are attached. There was discussion regarding the Streetlight Repair and Maintenance Account. The 2004 expense had been abnormally high due to a couple of lights needing major repairs, two globes needing replaced, and an abnormally high number of lamps needing to be replaced. Don Carlton mentioned that some of this was cyclical in that the lamps seemed to last about 2 to 3 years. In the past, after a year of high maintenance, the following couple of years were a little lower. Because of this, the proposed budget was less than last year's actual expense, but higher than last year's budget.

The activities budget was also discussed. It was noted that the budget included \$440 for the storage unit for the Christmas decorations, leaving \$610 for the neighborhood picnic and the luminary if we decide to have it this year.

After some other general discussion regarding the budget, John Crews moved to approve the Treasurer's Report and Proposed Budget as presented. Bubba Vance seconded and the motion was approved.

Committees:

This past year the committees have not been very active and it was discussed that we should try to get these reactivated, but that they might need to be restructured. After discussion the following committees were proposed and approved:

**Activities Committee:** The purpose of this committee is to plan neighborhood activities, including the neighborhood picnic, the Christmas Luminary and a possible annual neighborhood yard sale. The current members of this committee are Angie Rutherford and Kie Baxley. If you are interested in working on this committee, please contact one of them.

**Entrance Landscape Committee:** The purpose of this committee is to plan and solicit participation in maintaining the entrance sign and landscape. The current members of

this committee are Debbie Arnold and Angie Rutherford. If you can help with this committee, please contact one of them.

**Lawncare and Pond Committee:** The purpose of this committee is to plan and monitor the mowing and maintenance of the common areas. There was discussion regarding how best to maintain the common area between the road and the pond as well as looking into the possibility of purchasing a fountain for the pond to make it look more attractive and to help circulate the water. It was noted that since the fountain is not in the budget, this would need to be approved by the property owners before it could be purchased. The current members of this committee are John Crews, Lloyd Cambre and Don Carlton. If you can help with this committee, please contact one of them.

**Architectural Control Committee:** This committee is required by the Operating Covenants and its purpose is to review the construction plans and specifications of all new structures in Miller Cove. The two members of this committee are Larry Black and Lloyd Cambre. Please read Article VI of the Declaration of Covenants, Conditions and Restrictions regarding what types of projects require approval of this committee.

The Activities, Entrance Landscape and Lawncare and Pond Committees would welcome anyone willing to help. Please consider participating on one of these committees.

#### Notices and Concerns:

Don Carlton discussed that he had received several complaints from people in the neighborhood on various issues that needed to be pointed out.

**Dumping:** We have had some complaints about people dumping grass clippings and such on vacant lots. Please make sure that you have permission from the owner of any vacant lot before dumping dirt or grass clippings. Please do not dump next to the street.

**Parking on Street:** We have had some complaints regarding parking in the street. Article VI, Paragraph C-26 of the Declaration of Covenants, Conditions and Restrictions prohibits owners and permanent residents from parking in the street.

**Lawn Maintenance:** We have had a complaint regarding lawn upkeep. Article VI, Paragraph C-21 requires that we keep all grounds and yards mowed, trimmed and clean.

#### Board Members:

There are three three-year positions to fill and one two-year position. Debbie Arnold, Lloyd Cambre and Angie Rutherford were elected to the three-year positions and Kie Baxley was elected to serve out the two-year term. Current Board members are as follows:

<u>Board Member</u>	<u>Expiration</u>
Joe Baker	March 31, 2005
Don Carlton	March 31, 2005
John Crews	March 31, 2005
Kie Baxley	March 31, 2006
Bubba Vance	March 31, 2006
Bob Wayne	March 31, 2006
Debbie Arnold	March 31, 2007
Lloyd Cambre	March 31, 2007
Angie Rutherford	March 31, 2007

Officers for the new year are as follows:

President	Bubba Vance
Vice President	John Crews
Secretary	Angie Rutherford
Treasurer	Debbie Arnold

Additional Business:

There was discussion regarding changing the POA fiscal year from April through March to a calendar year. It is somewhat confusing to pay annual dues April 1 for the following twelve months and the timing of the meeting in early April seems to conflict with schedules. To change this would require a change in the bylaws. It was decided to review this more during the year to possibly bring before the members next year.

The meeting was adjourned at 8:15 PM.

If you have not paid your 2004-2005 POA dues, they are currently due. Please make your check payable to Miller Cove POA and send it to Debbie Arnold.

We would like to thank Tom Baxley for allowing us to have the meeting at the offices of Phillips Moudy Duke again this year!