

POA Annual Meeting
May 17, 2023
Location: 606 Miller Cove

I. Call to Order- The meeting was called to order at approximately 7:05 pm by Jason James.

II. Roll Call – Theresa Baxley

Attendees & Proxy's:

1. Pat Young – Lot 22
2. David & Theresa Baxley – Lot 17
3. Chris Beckman - Lot 24
4. Betty J. Hampel Trust – Lot 29
5. Natalee Nuckols – Lot 25
6. George Cael – Lot 27
7. Matt & Stephanie Griffin – Lot 9
8. Lloyd & Veronica Cambre – Lot 36
9. Stacy Mattox – Lot 57
10. Don & Corby Carlton – Lot 38
11. John & Jo Crews – Lot 48
12. Robert & LuAnn Baker – Lot 47
13. John & Kim Hedden – Lot 39
14. Colley & Sara Burrow – Lot 40
15. Tim & Shelly Hampel – Lot 45
16. David Raley – Lot 41
17. Lou Hamm – Lot 63
18. Jason James – Lot 55
19. Charles & Chris Jones – Lot 51
20. Jeff Morrow – Lot 50
21. John & Jo Crews – Lot 49

III. Minutes from Annual Meeting on May 11, 2022 stand approved as presented.

IV. Year End Review – Jason James

- a. The board came up with a fence solution to make most people happy. The cost of replacing the fence along Highway 5 was too costly for the POA to do without an assessment to all members. We had the repair done, and going forward will collect insurance from the cars who drive through the fence and repair as needed. Still need answers regarding the highway improvement and the continual drainage issue.
- b. This year the POA board set up an online payment process for the annual dues, it was fairly successful and used by several members.
- c. With the sale of two homes in the neighborhood this past year, rental properties became an issue, the POA board worked with an attorney to amend Section C-1 of the Miller Cove Covenants, this was supported by about 80% of the members, signatures were obtained and the amendment to Section C-1 of the covenant is now in effect regarding rental properties.

- d. The front entrance flower bed was enhanced with about 20 new azaleas and boxwoods. The fountain in the pond has been repaired for around 200.00. The fountain is now working properly. Jason also reported that he had sprayed around the front of the pond to try and eliminate the weeds that are growing. If those who live on the back of the pond need to spray in their area, he has some product left and anyone can borrow and use.

V. Treasurer's Report – Chris Beckman

- a. Chris reviewed the expenses for 2022 and just before the meeting he discovered he failed to include the insurance payments for the fence, it will make a slight difference in our ending budget, Chris will send corrected statement.
- b. The 2023 proposed budget was presented, the budget is based on all members paying their annual dues, currently we have eight members outstanding. The 2023 budget is very similar to 2022, lawn & landscaping was increased due to a price increase from our lawncare provider. A motion was made and seconded and the 2023 proposed budget was approved.

VI. Special Committee Reports

- a. Entrance Landscaping – Jason James
 1. Refresh recently done, thanks to John & Kim Hedden and Colley Burrow.
- b. Pond – Jason James
 1. Pond is working great after the pump repair, Natalee found someone willing to do this work for around 200.00.
- c. Lawn Care/Architectural Committee – Pat Young
 1. Pat introduced the Architectural Committee and explained their function. The committee is made up of Pat Young, Debbie Green and John Crews.
 2. Our lawn care company is responsible for the entrance, along the fence row and area around the pond, the cost is increasing to 500.00 month but Pat is pleased with the service and the look of these areas.
- d. Website – Jo Crews
 1. Nothing to report but if anyone has anything they want added to the website just let Jo know and she will get it added.
- e. Nominating Committee – Natalee Nuckols
 1. Nominated board members: George Cael, Matt Griffin and LuAnn Baker. All nominations approved by vote.

VII. New Business

- a. Don Carlton spoke regarding the rental situation; one home owner is advertising and leasing a portion of their home (Airbnb). He was advised that the board grandfathered him in based on the new covenant. He is opposed to short term rentals for various

- reasons and feels that most did not understand that the amendment to the covenant was grandfathering in short term rentals as well as long term rentals. He also feels that this short-term rental also violates section C-1 of the covenants that state “no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling. He states the current homeowner has turned his home into a multi-use family dwelling by offering to lease the lower level. Don presented a motion that the Miller Cove POA affirms multi-family dwellings are prohibited in Miller Cove, without exception, and therefore the practicing of renting out a portion of the home which converts its use to multifamily is prohibited without exceptions. Motion was seconded. Motion was placed on hold in order to give the home owner in question a chance to rebut.
- b. Jeff Morrow spoke regarding the reasons he needed to be able to use his home as an Airbnb. He described the type of renters he has had so far and because he resides in the home and the renters are short term, usually only for a couple of nights, he doesn't feel he is in violation of section C-1. He also said he was assured he would be grandfathered in based on the wording of the new amendment to the covenant allowing current owners of properties being leased as of the date of the amendment may continue to lease the property until such time as the property transfers ownership.
 - c. After much discussion the motion was brought to the floor for vote, the majority voted yea while there were two nays recorded.

Meeting adjourned at 8:07 p.m.

Meeting minutes submitted by Theresa Baxley