

POA Annual Meeting  
May 14, 2023  
Location: 608 Miller Cove

I. Call to Order- The meeting was called to order at approximately 7:00 pm by Natalee Nuckols.

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. Natalee Nuckols – Lot 25
5. George Cael – Lot 27
6. Matt & Stephanie Griffin – Lot 9
7. Lloyd & Veronica Cambre – Lot 36
8. Stacy Mattox – Lot 57
9. Don Carlton – Lot 38
10. John & Jo Crews – Lot 48
11. Robert & LuAnn Baker – Lot 47
12. David & Frances Raley – Lot 41
13. John & Jo Crews – Lot 49
14. Curtis & Linnie Dooms – Lot 15
15. Jim & Glenda Love – Lot 16
16. Bill Donner – Lot 2
17. Randy & Debbie Green – Lot 5
18. Bill & Carolyn Boone – Lot 12
19. Crystal Alberty – Lot 6
20. Mark Breeding – Lot 35
21. David & Diane Graef – Lot 51
22. Steve Ballard – Lot 21

III. Minutes from Annual Meeting on May 17, 2023 were presented and Don Carlton raised a question regarding the Amended minutes, a clarification will be made on the 2023 minutes to indicate the vote was taken on Don's motion prohibiting multi-family dwellings. No vote or motion was made regarding Jeff Morrow's understanding of the grandfather clause. Once the minutes are amended, they will be sent to the board for review and will stand as approved.

IV. Year End Review – Natalee Nuckols

- a. The entrance sign was worked on by George Cael, Matt Griffin, Russell and Parker Betts, and Todd Nuckols on June 24<sup>th</sup>, Natalee had received a quote from American Structure Inc. for 9,678.32 to repair the sign. We were able to repair the sign for around 200.00
- b. The board has sought legal counsel regarding Jeff Morrow and the Airbnb issue. The case was filed in January. Currently there are no updates.

- c. A new fountain was installed in November. The cost was approximately 5,000.00. We had previously spent around 1,000.00 trying to service the old fountain. We have retained Green Thumb Water Gardens to help in maintaining the pond twice a year.
- d. There have been several accidents this year involving our fence, we have received the reports and necessary information and are working with the insurance companies regarding this damage. Matt Griffin has reached out to the ARDOT to try and get guard rails installed around the curve on Hwy. 5. ARDOT has told Matt that this issue is under review.

#### V. Treasurer's Report – Chris Beckman

- a. Chris reviewed the expenses for 2023. We exceeded budget in most areas last year due to unplanned expenses. The fountain was replaced at a cost of 5,012.37, we made a fence repair of 1,800.00, Christmas decorations of 480.00, new bedding plants of 437.00 and new street signs of 560.00. Utilities were higher overall as well as our insurance premium going up by 477.00. We also had an expenditure of 1,867 for attorney fees.
- b. The 2024 proposed budget was presented, the budget is based on all members paying their annual dues, we have received 88% of the 2024 dues. The major increase to the budget for 2024 were the pond maintenance, other maintenance, utilities and insurance. Each item was increased by 500.00. Based on receipt of all the dues our total revenue would be 15,600.00, expenses will be 14,055.00 leaving us a balance of 1,545.00. A motion was made and seconded and the 2024 proposed budget was approved.

#### VI. Special Committee Reports

- a. Entrance Landscaping – Natalee Nuckols
  - 1. The front sign light was out and was replaced with a new one.
- b. Pond – Natalee Nuckols
  - 1. Pond is working great after the new fountain was installed. Question asked about running it 24 hours a day, Natalee reported that we were advised by Green Thumb Water Gardens that we should run it continuously and not put it on a timer.
- 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. Still no issues with our lawn care, Pat is pleased with their handling of our lawn care.
- 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: Dave Carter, Diane Graef, and John Hedden.

## VII. New Business

- a. Natalee will be working on getting the website updated and forming new committees.
- b. Natalee made mention that property owners need to be sure a take care of their property, including fences, mailboxes, etc. There is a friendly reminder on the website and property owner's responsibilities for maintaining their property is covered in our covenants which is also on the website.
- c. George commented on the speed of drivers, the speed limit is far being exceeded. We have people who walk and people need to slow down.
- d. Questions were asked about the work going on in the neighborhood, apparently for installation of Xfinity. If the property is not put back as it was found we should be able to contact the number provided. However, this is being done on public easement for utilities and we have to allow the work to be done.

Meeting adjourned at 7:48 p.m.

Meeting minutes submitted by Theresa Baxley