



Meeting Minutes Miller Cove POA

POA Annual Meeting

May 14, 2025

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 – Diane Graef
Attendees & Proxy's:

1. Natalee Nuckols – Lot 25
2. George Cael – Lot 27
3. Chris Beckman - Lot 24
4. Russell and Trisha Betts – Lot 26
5. Robert and LuAnn Baker – Lot 47
6. Diane Graef – Lot 51
7. Steven and Tracey Marek – Lot 58
8. Matt and Stephanie Griffin – Lot 9
9. Randall and Jennifer Franklin – Lot 33
10. Dudley and Stacy Mattox – Lot 57
11. John and Amy Hedden – Lot 35
12. Dave and Amy Carter – Lot 59
13. Randy and Debbie Green – Lot 5
14. Steve and Debbi Ballard – Lot 21
15. Jim and Glenda Love – Lot 16
16. Patrick and Barbara Young – Lot 22
17. Michael and Pamela Robinson – Lot 23
18. William and Venus Thomas – Lot 28
19. Mark and Lisa Breeding – Lot 35
20. Lloyd and Veronica Cambre – Lot 36
21. Don Carlton – Lot 38
22. John and Jo Crews – Lot 48 & 49
23. Jeff Morrow – Lot 50
24. Danny and Barbara Ketchum – Lot 44

III. Minutes from Annual Meeting on May 14, 2024, as amended, were presented. A motion was made and seconded and the Minutes were approved.

IV. Year End Review – Natalee Nuckols/George Cael

Natalee:

- a. The board has determined that the litigation regarding Jeff Morrow and the Airbnb should be dropped. Don Carlton asked why, and Natalee explained there had been no movement in the case.
- b. The Association's property owner's insurance was changed to Farmer's and the cost reduced.
- c. The Association replaced its landscaper in August, 2024, due to high cost and poor performance. This resulted in a higher initial cost but reduced landscaping cost over time.
- d. The Association had the irrigation system for property repaired as there were a number of water leaks.
- e. The pond did not incur additional expenses. There were only typical maintenance costs.
- f. The entrance lights were repaired.
- g. The welcome committee delivered welcome packages to new owners.
- h. The annual 2024 Christmas Cookie Exchange hosted by LuAnn and Robert Baker (Diane Graef co-host) received no visitors or participants. This annual function has been terminated due to disinterest and nonparticipation.

George:

- i. George outlined proposals to fix the fence. There would be a capital expense for each property owner in the following approximate amount for each proposed solution (with the exception of fence tear down):

PROPOSED SOLUTION	*ESTIMATED* CAPITAL ASSESSMENT PER PROPERTY OWNER
15' ditch built up with retaining wall and fence built as it was originally	\$4,000
Installation of greenbelt and sprinkler system	\$1,300
Install inexpensive privacy fence	\$1,200

Tear down the fence	NONE as money earmarked for fence should be sufficient
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It was noted that a special meeting with a 2/3 vote would be necessary to pass any capital assessment. George said it was unlikely the Association could obtain a 2/3 vote on any proposal. Don Carlton pointed out that a proposal being presented at a special meeting held for that purpose would be passed after a number of failed attempts to obtain a quorum at special meetings held for that purpose.

V. Treasurer's Report – Chris Beckman

- a. Chris reviewed the expenses for 2024. We exceeded the budget in lawn services, utilities and insurance expenses. We were either under budget or right at budget in all other categories.
 - i. Lawn service overages were due to a lump-sum billing of \$1,750 for 3.5 months from the prior landscaping company due to that company's delayed invoicing practices.
 - ii. Utility costs between June and November totaled \$3,057, which led to exceeding the budget in that category.
 - iii. Our insurance premium increase was \$200.
- b. The budget for 2024 was \$14,055.00, and actual expenses totaled \$16,905.84.
- c. The 2025 proposed budget was presented. The budget is based on all members paying their annual dues. At this time, the Association has received most of the 2025 dues. As previously stated, the major increases to the budget for 2025 were lawn service, utilities and insurance. Based on receipt of all the dues our total revenue would be 15,600.00 and budgeted expenses will be 15,105.00, leaving us a balance of 495.00. A motion was made and seconded and the 2025 proposed budget was approved.
- d. Chris outlined insurance proceeds received for accidents related to the fence. The total payout of insurance since 2021 is \$24,610 and \$8,200 has been used to repair the fence, leaving a balance of \$16,410 in insurance proceeds earmarked to be used for the fence.

VI. Special Committee Reports

- a. Entrance Landscaping – Natalee Nuckols
 - 1. The front lights were repaired/replaced.
 - 2. Sprinklers were repaired.
- b. Pond – Natalee Nuckols

1. Question asked about running it 24 hours a day, Natalee reported that we were advised to run it continuously.
2. Natalee is handling weed control.
- c. Nominating Committee – Natalee Nuckols
 1. Outgoing Board Members: Natalee Nuckols; Chris Beckman; Stacy Mattox
 2. Nominated board members: Russell Betts, Randall Franklin, and Tracey Marek.

A Motion to accept the nominations of the new board members was made and seconded and the nominated members were voted onto the Board.

No reports or changes related to the following:

- d. Lawn Care/Architectural Committee – Pat Young
- e. Website – Jo Crews

VII. New Business

- a. George commented on the speed of drivers.
- b. Questions were asked about parking on streets, primarily large lawncare vehicles, and/or vehicles parking on curves obstructing the road and creating blind spots.
- c. Questions were asked about dog walking and failure to clean up after dogs. Proposed for consideration a baggy station to handle disposal of waste.

Meeting adjourned at 7:48 p.m.

Meeting minutes submitted by Diane Graef