



Meeting Minutes Miller Cove POA

POA Annual Meeting

May 12, 2026

Location: 624 Miller Cove

I. Call to Order- The meeting was called to order at approximately 6:30 pm by George Cael.

II. Roll Call – Diane Graef
Attendees & Proxies:

1. George Cael – Lot 27
2. Russel and Trisha Betts – Lot 26
3. Robert and LuAnn Baker – Lot 47
4. Diane Graef – Lot 51
5. Tracey Marek – Lot 58
6. John Hedden – Lot 35
7. Steve Ballard – Lot 21
8. John and Jo Crews – Lot 48 & 49
9. Natalee Nuckols – Lot 25
10. Don and Corby Carlton – Lot 38
11. Shelly Hampel- Lot 45
12. Trena Slaughter- Lot 61
13. Glenda Love – Lot 16
14. William (Bill) Thomas – Lot 28
15. David Raley- Lot 41
16. Mark Breeding – Lot 35
17. Pat Bourne- Lot 3

III. Minutes from Annual Meeting on May 14, 2025, were presented. A motion was made and seconded and the Minutes were approved.

IV. Year End Review –George Cael

- a. The Amendment to the Covenants was discussed. George explained its sole purpose was to change the required number of the board from 9 members to 7, due to lack of interest of residents in serving on the board. He explained our

other option was likely having to hire an outside entity to handle the business of the neighborhood at a likely increased cost.

- b. George discussed the 5% increase in dues and explained there would be continuing yearly 5% increases to cover increasing costs (utilities, maintenance).
- c. George discussed the number of people in arrears in payment of their dues and explained that he was sending out (or had already sent out) correspondence regarding the delinquencies, and letting delinquent homeowners know that they would incur costs and interest as allowed by the Covenants and that the association would be filing a lien on their property. Natalee asked that the names not be posted anywhere and George agreed that would not happen.
- d. Mr. Bourne asked about insurance funds to fix fence.
- e. George outlined proposals to fix the fence. He explained there would be a capital expense for each property owner of \$4,000 to completely repair it and asked if anyone wanted to pay that. No one raised their hand. He explained that a greenbelt would cost every homeowner \$1,300, and would not include increased expenses for upkeep and watering. 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, let alone one that would cost the homeowners money.

V. Treasurer's Report – Russell Betts

- a. Russell reviewed the Association's expenses for 2025 and presented the year-end financial results.
- b. The budget for 2025 was \$14,055, and actual expenses totaled \$11,466.
- c. The proposed 2026 budget was presented. The budget is based upon all members paying their annual dues. At the time of the meeting, the Association had received most of the 2026 dues. Based upon receipt of all dues, projected revenue is \$16,380, and budgeted expenses are projected to total \$16,304.07.
- d. A motion was made and seconded to approve the 2026 budget. The motion carried.
- e. In response to questions from Mr. Bourne regarding insurance proceeds received for accidents involving the fence, Russell reported that total insurance proceeds received since 2021 were \$24,610. Of that amount, \$8,200 has been used for fence repairs, leaving a balance of \$16,410 in insurance proceeds.

VI. Special Committee Reports

- a. Entrance Landscaping – George
 - 1. The front lights were repaired/replaced.

b. Nominating Committee – George.

George named and thanked the outgoing board members, and welcomed the incoming board members. John Crews offered to replace Russel as treasurer, and George and Diane will remain as President and Secretary of the Association.

1. Outgoing Board Members: LuAnn Baker; Matt Griffin; Dave Carter; Randall Franklin
2. Nominated board members: George Cael (renewal of term); Steve Ballard; John Crews
3. Nominated officers: George Cael, President; John Crews, Treasurer; Diane Graef, Secretary

A Motion to accept the nominations of the new board members and officers was made and seconded and such were accepted as set forth herein.

- c. Entrance Committee – George. Decorations, lighting, seasonal. Natalee noted Christmas decorations will need replaced.
- d. Pond Committee – George. Natalee has been contacted by the maintenance vendor. A new one is being considered.
- e. Architectural Committee – George. Unapproved property changes noted; covenant violations.
- f. Welcome Committee – George. Christmas in the Cove recap. Neighborhood yard sale discussed. LuAnn said participants are to place a balloon on mailbox to cut down on unwanted traffic. George said estate sales are permitted.
- g. Website – George. Jo Crews will continue.

VII. New Business

- a. Tricia Betts expressed concern at speeders in the neighborhood. George explained the board had determined speed bumps were not going to be an option as there were too many liability concerns.
- b. Don Carlton expressed concern that the intentions of the original Covenants are not being upheld. He did not disapprove of any of the actions the board took during the year, including the Amendment, but thought the board had not been following proper protocol. Russell Betts pointed out that we all agree we are doing everything to maintain the character of the neighborhood. Diane explained that, in the case of the Amendment, authority was provided under the original covenant document, the provision of which was shared with Mr. Carlton at close of meeting.
- c. George brought up the residents' failure to get approval from the Architectural Control Committee when they do improvements or changes to their properties (i.e., putting up fences).

- d. It was noted that the gully caused by erosion and adjacent to Highway 5 has now extended onto the state highway easement right-of-way.
 - e. Since easement is part of damage, it has likely become the state's responsibility to take care of the erosion.
 - f. Steve Ballard is preparing to work with Judge Brunley and Mayor Farmer to work with State Engineers to shore up land abutting State Highway 5.
 - g. Steve Ballard pointed out that after the turning lane into the neighborhood was put in, damage was caused by runoff, since there is no longer a curb.
 - h. It was also noted that Miller Cove is part of Scenic Highway 5.
 - i. LuAnn pointed out how lovely Miller Cove is.
 - j. Mr. Bourne pointed out that the erosion and dilapidated fence is not a good look for the neighborhood. He also pointed out safety issues, 90' of erosion, a police report, and pavement problems.
 - k. George said there's about 200' of no dirt. He said he will pull down the broken parts of the fence, and leave the ones still standing alone.
 - l. It was noted that the city changes the light bulbs in the lamps.
 - m. Mr. Bourne brought up money he paid in his contract as contingency for the fence.
 - n. George pointed out that any repairs along Highway 5, including for any fencing or otherwise, would necessitate closing Highway 5.
 - o. No soliciting policy was brought up, and Glenda Love discussed a man who knocked on her door and said he left his wallet in her house. And asked to come in to get it. Which did not happen. Also, another lady who wanders Highway 5, and was in the neighborhood, asked to be taken home.
 - p. Natalee motioned to change the wording of the sign at the pond from "POA Members and Their Guests," to "POA Members Only."
- The Motion was made, seconded, and the wording accepted as set forth herein.

Meeting adjourned at 7:45 p.m.

Meeting minutes submitted by Diane Graef