

## Shillings Chase HOA Annual Meeting Minutes

5:05pm-5:54pm

### - MINUTES OF LAST MEETING

- Summary of 2019 mins are online and a motion was made to approve the 2019 mins. Group approved the minutes.

### - TREASURER'S REPORT

- Billy Holmes reported that 72 houses paid out of 86 homes in the neighborhood. Some owners paid for 2019 and 2020. The due notice was sent out in July of 2020 and the largest deposit took place in August of 2020.
- There is around \$4,100 in the account. We only have one large expense which is when we have the lawn care company lay mulch which is about \$1,500. We pay a monthly expense of around \$280 for the lawn care, power and water.
- Other things we pay for are the lawn treatment company that comes once a year, graduation banner, website, and registration. Registration and website have been paid for the next 3 years. Of monies that are going out, our largest expense is the front entrance upkeep, we may alternate between laying mulch and having flowers planted from year to year.
- We have 2 years of taxes(didn't file for one year because of COVID, we won't be penalized because we are a nonprofit) to files which could be about \$700 this year.
- After everything is paid we should have about \$2800 if we would like to do some type of neighborhood event.

### - OLD BUSINESS

- President Jack Bently stated that our neighborhood park is under city management so we can call and ask them to come and lay mulch and do other upkeep of the park.
- HOA Dues/late fees
  - No late fees for 2020 dues were collected/issued due to COVID but for 2021 we will charge a \$15 late fee. We will mail out a notice since that seemed to really help get dues in.
  - The question was raised "what happens if people don't pay?" Board members explained that when the homeowner goes to sell their house,

they will have to pay the years they have not paid at their closing. We don't have to place a lien on the house, we would just disclose that the homeowner/seller is or is not current on their dues and they usually have to pay in closing.

- When dues will be mailed/due.
  - It was suggested that the 2021 payment be due on July 4th, but it was agreed upon that we would send out the dues notices in June and the dues would be due August 1st.
  - Next year we will go back to the March meeting, and HOA dues will be due at that time.

## - NEW BUSINESS

- Rental Property
  - We have several more rental properties than we have ever had in the past. We were informed that the bylaws/covenants suggest how many properties can be rented in the neighborhood at the same time.
  - The covenant is the law, the bylaws are what the HOA is run by, and can also be changed/amended.
  - A concern is that if we continue to have so many homes owned by management companies we may get to a point where we can't have an HOA vote because of the percentage of renters to home owners. The more rental properties we have the less chance we have of getting a neighborhood HOA vote.
  - In past newsletters there was a proxy notice that people could mail in if they could not attend a meeting to vote. That was suggested for future newsletters and due notices that are mailed.
- Updating the bylaws by an attorney
  - Jack suggested we have an attorney look at the bylaws and the covenants and update them. That way we have more leverage to enforce some aspects of it such as the rental property portion of the law.
  - Billy explained that there are no teeth behind the covenant and/or the bylaws.

Sunday May 16, 2021

- Ms. Davis explained how agencies and real estate companies are trying to use the personal approach in letters they send out, convincing you to sell your home to them. Some letters even mention raising children in this neighborhood.
- We will have/pay an attorney to look over the bylaws/covenants but if people don't pay their dues this year we won't have enough to pay an attorney.
- It was suggested we shop around and put a \$1500 cap on what we will pay the attorney.
- We can call and get recommendations, so we don't run into any conflict of interest which various law firms.
- \$1500 is the price we are willing to pay and we can hold a special meeting/vote if we find someone that we want, and may go over that amount/might charge us more.
- We will also have the attorney enter the proxy information in the updated bylaws/covenant.
- A motion was made by Billy to have an attorney update the bylaws and covenant and pay said attorney \$1500, the motion was seconded by Rick LeFevre and Jenni Wilson.
- No one volunteered to find said attorney.
- July 4th event
  - The July 4th event in the past was a great big neighborhood event, but we no longer do that because of a few issues it caused in the neighborhood.
  - If anyone would like to do any event feel free, but the HOA can not sponsor anything, but a neighborhood potluck could be nice.
- HOA Elections
  - Jack asked who would like to be President and Rick LeFevre volunteered.
  - Jack asked who would like to be Vice President and Beverly Pleinis volunteered
  - Jack asked who would like to be Treasurer and it was very quite so Angelena Washington Adams volunteered

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- Jack asked who would like to be Secretary and Billie Hodan Volunteered
- A quorum was represented so the new board is listed above.
- OPEN
- Someone asked the question about problems with rental properties. For example if you have an “rental property neighbor and they have rats who do you contact about that problem” You would need to contact Kennesaw PD
- ADJOURNED