**Shillings Chase HOA Annual Meeting Minutes**

**Thursday, April 21, 2022 6:00 pm – 6:30 pm**

**Ben Robertson Community Center, Kennesaw, GA – Dance Room #2**

ATTENDEES (*reference sign-in sheet made available at the meeting*)

Kurt Erdmann – 2133 Shillings Way

Loran Hogg – 2176 Shillings Chase Dr.

Morris Williams – 2159 Shillings Chase Dr.

Sandy Hamilton – 2131 Shillings Chase Dr.

Matty Roland – Shillings Chase Dr.

Susan Cunard – 2137 Shillings Way

Andrew Carter – 2120 Shillings Chase Dr.

Dmitriy Ababiy – 2122 Shillings Chase Dr.

Vicki Edwards – 2856 Shillings Chase Ct.

Susan Kesler – 2124 Shillings Chase Dr.

Gary Whiten – 2134 Shillings Chase Dr.

Bill Hodan – 2135 Shillings Way

Rick LeFevre – 2873 Shillings Chase Ct.

Angelina Adams – 2179 Shillings Chase Dr.

Beverly Pleinis – 2875 Shillings Chase Ct.

MINUTES OF LAST MEETING

* A summary of meeting minutes from the previous meeting, May 16, 2021 is available on shillingschase.net, and one (1) hard copy was available for review at the meeting.
* Motion to approve the 2021 meeting minutes. Group approved the minutes.

TREASURER’S REPORT

* Angelina Adams reported the following:
	+ Current HOA checking account balance is $2,124.
	+ 69 of 86 homes in the neighborhood are paid for 2021.
	+ Late fee implemented where applicable.
	+ Annual fees for 86 homes = $65 x 86 = $5,590 (if all are paid).
	+ $250 annual leasing administrative fee to be collected this year.
	+ Expenses include electric, grounds, legal fees, misc. (postal, website)

OLD BUSINESS / NEW BUSINESS

* Rick LeFevre reported the following:
	+ From 1988-2020 there were four (4) rented properties in the neighborhood, but in 2021, six (6) more properties were rented.
		- Rick worked with the Coulter & Sierra, LLC law firm to draft an amendment to the neighborhood covenants and received the required signatures representing a two-thirds majority. The amendment was filed with the Cobb County, Georgia Clerk of Superior Court, and became effective on February 22, 2022.
		- There are currently 10 properties rented in the neighborhood with a cap (per the amendment) of 13.
		- Amendments to the covenants include a provision to charge $250/year to landlords of rented properties. Total for the 10 currently rented properties = $250 x 10 = $2,500 annually.
		- With the additional dues from rented properties, Rick believes that it is unlikely that the HOA residents will be subjected to an increase in dues for several years.
	+ The Park in Shillings Chase has been updated with new equipment, mulch, gravel, etc.
	+ There are some erosion problems along Butler Creek as it runs through Shillings Chase. Rick reported that he has spoken with the City of Kennesaw and others about the problems and was referred to the Army Corps of Engineers. To date, no solution to the problem has been identified.
	+ The front entrance to the neighborhood has been improved. A contractor power washed the fence. A new landscaping contractor has updated with new plants and mulch.
	+ No HOA Board positions are up for election at this meeting.
	+ Dmitriy Ababiy will “shadow” the board to learn how to serve a board position.
	+ Original bylaws require annual meeting of the HOA and dues to be paid by March 30th.
		- Angelina Adams proposed to require dues payment by September. Discussion followed.

OPEN DISCUSSION

* Susan Cunard voiced concern about vehicles being parked alongside Shillings Chase Ct. overnight, causing a hazard. There was discussion on street parking with several attendees voicing complaints about street parking throughout the neighborhood. Susan suggested adding a reminder about street parking to the next newsletter.
* As was announced prior to the meeting, a drawing for free 2022 dues was held based on tickets issued to meeting attendees. Rick administered the drawing. The winning ticket was confirmed as belonging to Susan Cunard.

ADJOURN

* The meeting adjourned at 6:30 pm.