

Shillings Chase HOA Meeting  
April 16<sup>th</sup> 2025

Board members Present:

Rick LeFevre  
Matt Roland  
Bev Pleinis  
Scott Wilson

Start Time: 6:03pm

1. Motion to approve 2024 minutes approved
2. Treasurers report provided and explained by Rick. Grounds maintenance costs will be lower in 2025 due to more work being done in 2024. Rick also explained the budget and inflows and outflows for the year. Rick explained the house values and sales over the last 8 years.
3. Scott explained the HOA dues and spoke about late payments and having people catch up. He also explained that the Tidwell's have moved and the house has sold. Neighbor Mr. Watson passed away in March.
4. Winner of the HOA dues for 2025 was Micki Keller and she donated her win to Cathy Prokop.
5. Floor open to attendees:
  - Jill Carter volunteered to do the 4<sup>th</sup> of July party again. Food starting at 6:30pm.
  - Questions were raised about a rental house that previously had issues with vehicles in the yard. Situation has been addressed.
  - Board was asked if newsletter could include parking laws in Kennesaw. Also asked to include trash cans and where to put them on the property.
  - Idea was broached to perhaps plan a neighborhood gathering and have a representative to meet new residents.
  - Discussion was had about a flyer for the 4<sup>th</sup> of July party-Jill Carter agreed to create flyer and distribute.
  - Questions raised about renters not maintaining yard and any recourse we have.
  - Last call for graduation sign
  - 2881 Shillings Chase Court has a retaining wall in the creek deemed unsafe but no one to maintain or fix it.

Meeting adjourned at 6:51pm

Category	2024	2025 Budget	2025 to 4/14	Category	9/1/2019-12/31/2019	2020	2021	2022	2023	2024	T	
INCOME				INFLOWS								
HOA Dues	\$ 6,165	\$ 5,590	\$ 2,860	HOA Dues	\$ 4,777	\$ 6,480	\$ 5,294	\$ 5,613	\$ 6,019	\$ 6,165	\$ 34,348	81%
HOA Leasing Admin Fee	\$ 3,290	\$ 2,500	\$ 2,000	HOA Leasing Admin Fee	\$ -	\$ -	\$ -	\$ 2,065	\$ 2,560	\$ 3,290	\$ 7,915	19%
TOTAL INCOME	\$ 9,455	\$ 8,090	\$ 4,860	TOTAL INFLOWS	\$ 4,777	\$ 6,480	\$ 5,294	\$ 7,678	\$ 8,579	\$ 9,455	\$ 42,263	100%
+ Addtnl (backowed) Dues/penalties		\$ 1,414										
+ Addtnl (backowed) Leasing Admin/penalties		\$ (170)										
EXPENSES				OUTFLOWS								
Electric	\$ 420	\$ 500	\$ 110	Electric	\$ 116	\$ 343	\$ 347	\$ 392	\$ 404	\$ 420	\$ 2,022	5%
Grounds Maintenance	\$ 10,761	\$ 5,000	\$ 841	Grounds Maintenance	\$ 1,000	\$ 5,046	\$ 3,397	\$ 2,841	\$ 7,187	\$ 10,761	\$ 30,231	74%
Legal	\$ 489	\$ 500	\$ 105	Legal	\$ -	\$ -	\$ 2,163	\$ 339	\$ 225	\$ 489	\$ 3,216	8%
Miscellaneous	\$ 587	\$ 500	\$ -	Miscellaneous	\$ 26	\$ 278	\$ 221	\$ 411	\$ 380	\$ 587	\$ 1,903	5%
Postal	\$ 548	\$ 600	\$ 58	Postal	\$ 134	\$ 148	\$ 254	\$ 15	\$ -	\$ 548	\$ 1,098	3%
Water	\$ 739	\$ 700	\$ 66	Water	\$ -	\$ -	\$ -	\$ -	\$ 539	\$ 739	\$ 1,278	3%
Website	\$ 530	\$ 200	\$ -	Website	\$ -	\$ 72	\$ 471	\$ 84	\$ 166	\$ 530	\$ 1,323	3%
TOTAL EXPENSES	\$ 14,073	\$ 8,000	\$ 1,180	TOTAL OUTFLOWS	\$ 1,276	\$ 5,887	\$ 6,852	\$ 4,081	\$ 8,901	\$ 14,073	\$ 41,070	100%
OVERALL TOTAL (w/out backowe)	\$ (4,618)	\$ 90	\$ 3,680	OVERALL TOTAL	\$ 3,501	\$ 593	\$ (1,558)	\$ 3,597	\$ (322)	\$ (4,618)	\$ 1,193	
OVERALL TOTAL (w/ backowe)		\$ 1,334										

