

**ANNUAL MEETING OF THE MEMBERS OF
NELSON HILL HOMEOWNERS' ASSOCIATION, INC.
JANUARY 24, 2017**

Members Attending: Agnes Marino, Joseph Marino, Diane Lowe, Tammy Vitolo, Marke Hayes, Cynthia Miley, Lev Hartnup, Daryl Stanfield, Jennie Scruggs, Heather Prince, Maryann Strickland, Sylvia Pfaff, Irene Allard, Leo Allard, Lori Rastegar, Ashli Williams, Keisha Hilliard, Alyssa Bellantoni, Yartiza San Inocencio, Anya Burns, David Fender, Annette Fender, Randy Folding, Susan Folding, Jack Dalton, Abby Dalton, Daryll Murri, Madeline Murri, Brandon Culpepper, Bridgette Culpepper, Peter Tuohey, Shakeria Jones, Kevin Jones, Carli Cook, Kay Tomlinson, Pam Garner, Symantha Monigan, Natalie Singletary, Mark Scheerer, Tatiana Scheerer, Stanley Patrick, and Fleming Williams, on behalf of WMSBROS, LLC and Flemacley, LLC.

Others Attending: Jack Langdale, Elizabeth Norman, and Karen Faucette

Fleming Williams, President of the Nelson Hill Homeowners' Association, Inc. (the "Association"), called the meeting to order at the model home in Nelson Hill Subdivision. After the meeting was called to order, the Association reviewed the 2016 budget. Joseph Marino made a motion to approve the budget, which was seconded by Stanley K. Patrick and unanimously approved by the members.

The following directors were nominated by Fleming Williams. Natalie Singletary made the motion to approve the directors which was seconded by Tatiana Scheerer and unanimously approved by the members:

Fleming Williams
Karen Faucette
Elizabeth Norman
Jennie Scruggs

Fleming Williams then led a discussion of various restrictive covenants violations and issues in the subdivision:

- Fleming noted that parking on the streets had improved, but it was still a problem in the neighborhood. Members noted that the mailman would not deliver if a car is parked in front of a mailbox.
- Fleming reminded the members to be mindful of the speed limit in the neighborhood. Speed bumps were also discussed.
- On the issue of lawn care, Fleming pointed out that if plants had been removed from the beds, they needed to be replaced. A member complained about high weeds at 4216 Shadow Garden. A discussion was held about contacting Lowndes County Code Enforcement.

- Fleming asked those who walk around the neighborhood to pick up any trash they walk by and reminded anyone walking dogs to clean up after their dogs.
- Fleming discussed those who had not paid the dues yet and encouraged the members to help influence those who have not yet paid. He asked legal counsel to send out an additional lien letter by February 10, 2017.
- Fleming reviewed the tax lighting district, in which the subdivision homeowners recently elected to become a member of.
- Members agreed that Christmas decorations must be removed by January 15th.

Next, the 2016 Modifications Committee and Covenants Committee were discussed and proposed members were nominated to serve on both communities. Tammy Vitolo made the motion to approve the committee members which was seconded by Annette Fender. The following proposed members of the Modifications and Covenants Committee were approved to be forwarded to the Board of Directors for approval:

Anya Burns
Samanthia Monigan
Carli Cook
Varitza Saninocencio
Lev Hartnup
Justin Naylor
Tatiana Scheerer
Susan Felts

The members discussed and agreed that only one a garage sale would be held per year in October, or other times agreed by the Association.

Having no further business to discuss, the meeting was adjourned.

Respectfully Submitted,


Elizabeth Norman, Secretary