

**SPECIAL CALLED MEETING OF THE  
NELSON HILL HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS  
JUNE 5, 2018**

**Directors Attending: Elizabeth Norman, Karen Faucette, Jennie Scruggs and Fleming Williams**

**Others Attending: Jack Langdale**

The special called meeting of the Board of Directors (the "Board") of the Nelson Hill Homeowners' Association, Inc. (the "Association") was called to order at the office of Dover Miller Karras & Langdale on Tuesday, June 5<sup>th</sup> at 5:30 p.m. Fleming Williams presided and Elizabeth Norman, Secretary of the Association, agreed to keep minutes. Notice of the meeting was duly provided in advance as required under the restrictive covenants and laws of the State of Georgia and formally waived by all directors.

A discussion was led by Jack Langdale, attorney for the Association, regarding the dam's compliance with Georgia EPD Regulations and recommendations by Carter Engineering Consultants and Lovell Engineering Associates, P.C. The Board discussed that engineering and reporting should have been completed when the pond was originally constructed and the subdivision originally developed, and the fact that Fleming Williams had recently paid \$12,000.00 to Carter Engineering Consultants to prepare an emergency action plan for the Association. At the time, Jeff Lovell, on behalf of the Association, Inc., had received two proposals for the project and advised that Carter Engineering Consultants, the low bidder, was the appropriate engineering consultant to complete the project. The Board also discussed the current proposal from Carter Engineering Consultants necessary to bring the dam into full compliance (the proposal is attached hereto). Jennie Scruggs presented the current Association checking account balance and led a discussion about remaining expenses in 2018. It was agreed that the Association did not have sufficient funds to pay the consultant and pay the remaining budgeted expenses for 2018. Fleming offered to make an interest free loan to the Association in the amount of \$10,000.00 due and payable not later than February 15, 2019. He moved that the Board, on behalf of the Association, accept the loan, which was seconded by Elizabeth Norman and unanimously approved by the Board.

The Board held a discussion of the 19 owners who still have not paid 2018 dues and existing covenants violations. The discussion led into a proposal by Jack Langdale and debate of the merits of subjecting the subdivision to the Property Owners Association Act (the "Act"). After a lengthy discussion, Karen Faucette made a motion, seconded by Jennie Scruggs, and unanimously approved that Dover Miller Karras & Langdale prepare appropriate paperwork to submit the subdivision to the Act and that the Board communicate with homeowners and seek the requisite number of signatures to adopt the Act and seek covenant changes to address existing issues within the subdivision.

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

Respectfully Submitted,



Elizabeth Norman, Secretary