

**ANNUAL MEETING OF THE MEMBERS OF
NELSON HILL HOMEOWNERS' ASSOCIATION, INC.
MAY 28, 2019**

Members Attending (as written in sign-in sheet): Scheerer (4004 Nelson Hill Place), Wilkins (4106 Nelson Hill Place), Bridges (4016 Nelson Hill Place), Garlinger (4143 Cider Trail), Pollock (4201 Parker Trail), Sturgis (4162 Shadow Garden), Lee (4251 Nelson Hill Place), Gifford (4170 Shadow Garden Drive), Williams (4158 Silver Glen), Griffin (4090 Cottage Heights), Shiver (4142 Silver Glen), Sharpe (Prince) (4161 Nelson Hill Place), Metts (4185 Nelson Hill Place), Greig (4166 Nelson Hill Place), Fender (4227 Shadow Garden Drive), Moore (4095 Willow Round Road), Wilson (4122 Cottage Heights Road), Vitolo (4111 Cottage Heights Road), Fowler (4133 Willow Round Road), Cothran (4164 Willow Round Road), Puma (4181 Bright Creek), Barrett (4186 Parker Trail), Fernandez (4181 Bright Creek), DeVane (4155 Silver Glen), Diane K. Lowe, Cynthia Miley, Shelby Lamar, James McNab, Carolyn Plair, Larry Chambless, Judy Chambless, Natalie Tenman, Logan Heilman, Brittany Brown, Dallas Bennett, Lynne Bennett, Jason Louie, Paula Louie, Bruce Hassan, Anita Sinnott, Marie Zurko, Fleming Williams, on behalf of WMSBROS, LLC and Flemacley, LLC.

Although not required for quorum, the following members attended via live stream:

Kayla Bailey, Bagley (4063 Cottage Heights Road), Powell (4085 Nelson Hill Place), Masters (4125 Nelson Hill Place), Art Freeman, Mary McCall, Dalton McCall, Vicki Weaver, Stephney Davis

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

Fleming Williams, President of the Nelson Hill Homeowners' Association, Inc. (the "Association"), called the meeting to order at the Nelson Hill playground. After welcoming everyone and thanking them for their attendance, he reminded everyone to keep their yards mowed and weeded and that residents should not park on the street or in their front yards. He mentioned that 32 homeowners had still not paid their 2019 HOA dues, which were due on January 1, 2019.

Next, he turned the meeting over to Jack Langdale, attorney for the Association, to review the budget. After discussion, Anita Sinnott made a motion to approve the budget which was seconded by Larry Chambless and unanimously approved by the Association members. A discussion was held on the delivery of statements and postage versus email. The current Board of Directors (Fleming Williams, Karen Faucette, Elizabeth Norman, and Jennie Scruggs) were announced and nominations for new board members were requested. After discussion, the following board members were proposed:

Clay Lee -	4251 Nelson Hill Place	Contact information not available
Brittany Brown	4189 Addalyn Place	707-322-3414 logan_brittany@yahoo.com
Anita Sinnott	4103 Cottage Heights	229-251-1105 anitasinnott@mac.com

Larry Chambless made a motion to approve the list of directors, which was seconded by _____ Wilson (who is this? – may be Joshua or Maya – 4122 Cottage Heights) which was unanimously approved by the members of the Association.

Jack Langdale then led a discussion of the existing and proposed new committees and asked for nominations for each. The following committees and members were unanimously approved by the Association:

Modifications Committee

Roberta Shiver	4142 Silver Glen	561-1145	rshiver2@gmail.com
Carolyn Plair	4169 Nelson Hill Place	229-263-1364	cplair48@gmail.com
Angela Bell	4017 Nelson Hill Place	229-563-6228	angeliabell37@gmail.com
Christa Thompson	4209 Parker Trail	270-313-3276	gabbyt17@yahoo.com
Kim Greig	4166 Nelson Hill Place	Not available	greigk1@yahoo.com
Gabriella Cothran	4164 Willow Round Rd.	360-850-8287	gabriellacothran@gmail.com

Covenants Enforcement Committee

Larry Chambless	4185 Addalyn Way	386-848-7437	larrychambless@gmail.com
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Garage Sale Committee - Signs to be reused at the model home. One or two a year, up to the committee.

Roberta Shiver	4142 Silver Glen	229-561-1145	rshiver72@gmail.com
Kayla Bailey	4108 Silver Glen	229-300-6113	kwalkerbailey@yahoo.com
Brittany Brown	4189 Addalyn Way	707-332-3414	logan_brittany@yahoo.com
Logan Heilman	4189 Addalyn Way	707-332-8593	loganheilman2002@yahoo.com

Neighborhood Watch

Logan Heilman	4189 Addalyn Way	707-332-8593	loganheilman2002@yahoo.com
Daniel Thompson	4209 Parker Trail	Contact information not available	

Jack Langdale reported on a conversation he had with Mike Fletcher, the Lowndes County Engineer. Typically, speed humps are \$850.00 each and someone from the Association needs to meet with Mike Fletcher in advance to put together a plan and recommendation for the entire subdivision. It was proposed and agreed by the members that Jennie Scruggs should meet with Mr. Fletcher and report back to the Board of Directors. She agreed to contact him.

Jack Langdale gave a brief history of the dam's construction and state compliance. The current developers, Flemacley, LLC, did not construct the dam originally. The Association received notice of it being out of compliance and has been working with Carter Engineering for the last few years. Originally, Lovell Engineering, a local engineering firm, helped us review quotes from several dam engineers and Carter was selected because it appeared to be a competent firm quoting the most reasonable fees. We are in the process of putting together a new report for a plan for how

the dam can be lowered within a certain amount of time. We are trying to find local contractors to put together the most efficient proposal.

A lengthy discussion was held about collecting signatures and bringing the subdivision within the Georgia Property Owners Association Act. The officer, Board of Directors, and attorney for the Association strongly encouraged its members to adopt the covenants amendment which has been proposed and previously forwarded to the members and posted on the Facebook page. After a lengthy discussion about the covenants amendment and comments by Fleming, the meeting was concluded.

Respectfully Submitted,



Elizabeth Norman, Secretary