

Nelson Hill Homeowner's Association, Inc. Meeting Minutes
January 11, 2022 7 p.m.
Old Hahira Courthouse, 303 S. Main St., Hahira, GA

Board members present:

Steve Hardeman, Clay Lee, David Oulton, Jim McNab, Brittany Brown, Alexander Lamma, Stephanie Bullard

Neighbors present: Carolyn Mathis, Richard Pollock, Julia Stokes, Ginny Gibbs, Rosemary Puma, Haley Elliott, Marie Zorko

General business:

The meeting was called to order at 7 pm by President Clay Lee. Approval of minutes from 11.29.21 meeting by Alex, seconded by Jim.

Financial Statement:

December 2021 Ending balance: \$25,502.80

2021 Expenses: HOA website \$300, Front entrance decor \$145, Lawyer \$775, Dec. Nelson Hill Yard maintenance \$1500

-HOA payment receipts available by request only

Old Business:

-Website Launch: postcards mailed out

-Playground lights have been turned back on by Colquitt EMC \$40/month, stays on 24/7. Solar panel light option might save us money. Colquitt EMC account is under Nelson Hill HOA not Fleming Williams

-Eric Spencer- Does lawn care for Nelson Hill

- Paid \$1500/month per non-written agreement with Fleming Williams, however he wants a raise for 2022
- Nelson Hill HOA will continue to honor agreement, however we will be accepting neighborhood bids for lawn/pond maintenance
- He does not mow in the water
- Suggestions to have lake sprayed for fungus

-Potential New Lawyers- Need new lawyers, we can't file legal neighborhood docs without attorney of record

New Business:

-We will be accepting bids for neighborhood lawncare

-One bid from Elite Lawncare, estimated \$24K a year

-Need lawncare in place by end of March (grass, front entrance/flower beds and pond maintenance)

-Clay to type RFP for Mike

-Mike to continue search for contractor (post to come on FB page), deadline by Feb. 8.

-Next February meeting, we will assess bids (minimum of 4-5 needed)

-By March 8, decision to be made

Parking guidelines:

Need to issue new parking guidelines

No covenant statement about not parking in own yard, just not aesthetically pleasing

-State laws to not block the street, difficult for buses and neighbors to get through

-Parking Do's:

1. Do park in your own yard if necessary
2. Do half & half rule: 1 front, 1 rear tire on grass & 1 front, 1 rear tire on pavement
3. Park only in front of your own property.
4. Park in approved green spaces if needed.

-Parking Dont's:

1. Don't block other driveways
2. Don't block anyone's mailbox.
3. Don't create bottleneck if parked on the street
4. Don't park against the flow of traffic.

HOA can file a lien against offender's home if there are parking violations. Official set of guidelines will be issued to neighbors.

Mike proposed reflectors on street corners. Cost to be evaluated later.

Motion to accept parking guidelines by Brittany, motion seconded by Alex. Motion carried unanimously. Clay to type guidelines. Will be posted for Facebook and website.

Steve proposed Parking guideline mailers to be sent out, Mike seconds motion. Motion carried unanimously.

Committee Chairs: Open for volunteers

Street Lights:

-Clay and Alex met with Colquitt EMC

-Some streets have more lights than others

-We can contact County engineer and make request for new ones

-County pays Colquitt EMC flare rate per month, neighbors pay flat rate in property taxes.

-Can change sodium light (yellow color) to LED lights for \$650/unit (brighter white lights)

-Will request county engineer to add street light for north neighborhood entrance

Playground flag:

Playground flag is shredding.

Jim to see if American Legion can replace flag.

New Business:

-New playground equipment

Will see if equipment has a warranty

Look into replacing it. It's one of the few neighborhood amenities.

-HOA to contact Valdosta Lowndes Park & Rec or school district contacts for suggestions, quotes

-Will do assessment of cost of equipment per neighbor versus a lump sum cost

-Suggestion to add picnic tables at playground, will get quote

-Speed Bumps

\$900 per speed bump

-Speed bumps can be no more than 25 feet apart

-\$25,000 for entire neighborhood

-Proposed to only add speed bumps to Nelson Hill Place & Cider Trail

-Clay to meet with engineer for assessment

-Speed bumps may turn away potential buyers if viewed as a negative, decreasing value.

-Will bring assessment to next meeting

Other:

-Will ask the City of Hahira courthouse for Wi-fi for live streaming at next meeting.

-Meeting adjourned at 8:24 pm

-Next meeting will be at Old Hahira Courthouse 2/8/22 at 7 pm.