

Nelson Hill HOA Monthly Board Meeting 8 Feb 2022

Old Hahira Courthouse, 303 W. Main Street, Hahira, GA 31632, 7PM

Board Members Present: Clay Lee, Alex Lamma, Steve Hardeman, Brittany Brown, Mike Oulton

Board Members Absent: Stephanie Bullard, Jim McNab

Guests: Rosemary Puma, Haley Elliott, Jacob Dattage, Denise Housema, Mahood Kmorsmidianradeh, Steve Gibbs, Jennie Scruggs

- Meeting called to order at 1801 by Clay
- Alex made a motion to approve the minutes from the January 11, 2022 meeting; Steve seconded. Motion carried.
- Brittany made a motion to approve the minutes from the January 27, 2022 meeting; Alex seconded. Motion carried.

I. Treasurer's Report: \$47,155.80, end of Jan balance

- a. Expenses - \$270.39 for parking guideline mailout (Vistaprint)

II. Old Business

- a. Speed bumps – no action at this time
- b. Parking guidelines mailed
- c. 190 members registered on website
- d. Playground
 - i. Flag replaced, American Legion 128 retired old flag
 - ii. Equipment inspected, no hazards found
 - iii. Lots of Trash
- e. Committee chairs:
 - i. Security: Mike Oulton
 - ii. Modification: Brittany Brown
 - iii. Possible leads for Welcoming and Social
 - iv. Need to find other
- f. Lawn Care:
 - i. Bids discussed but tabled for next meeting until further details discussed (add quotes)

III. New Business

- a. Little Library:
 - i. Great but should have been approved; any physical changes to HOA property must be approved first
- b. Insurance:
 - i. Valdosta Insurance Services (Audrey Dawkins)
 - ii. \$2mil in liability but no property insurance, do we want property? Posed but not discussed yet
 - iii. Yearly cost \$1055, due in Mar
- c. Dues (overdue payment charges)

- i. All charges listed in Covenants
 - ii. \$10 late fee
 - iii. 1.5% interest per month (\$1.50), 18% per year
 - d. Lawyer
 - i. The HOA has retained Amy Holbrook of Langdale Valloton
 - ii. Rate \$240/hr; will come to HOA meetings if desired
 - e. Playground upgrades proposal
 - i. Grill \$200 (1)
 - ii. Picnic tables \$149 (2)
 - iii. Replace flag \$39
 - iv. Pressure wash equipment
 - v. Estimate to replace mulch - \$2317.39 for full service; approx. \$1k for just mulch and community help spread it
 - vi. Lighting for flagpole is not working
 - vii. Estimate to replace wooden signage - \$425
 - viii. Brittany motioned to approve proposal, with the cheaper mulch option; Alex seconded. Motion carried.
- IV. Next meeting: 8 Mar 2022, Old Hahira Courthouse
- V. Meeting Closed 1908