

Nelson Hill HOA Monthly Board Meeting
8 March 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, Jim McNab

Board Members Absent: Stephanie Bullard

No guests present at this meeting.

- Meeting Called to order at 7:00PM by Clay
- Jim made a motion to approve the minutes from the February 8, 2022 meeting
 - Steve Seconded. Motion carried
- I. Treasurer's Report
 - a. End of February Balance: \$52,448.78
 - b. Expenses: None recorded at this time pending reimbursement to Board members for purchases
 - c. 180 Payment letters send to outstanding dues from current and previous years
 - d. Taxes – HOA has paid \$0 in Federal and State taxes in previous years
 - i. Information provided by Stevens & Keesling
- II. Old Business
 - a. Debit Card
 - i. Acquired and in Clay's name. Security Feature includes turning off card against theft.
 - ii. Will be used for future purchases instead of reimbursement to Board members
 - b. Playground Upgrade Project
 - i. Pressure Washing completed of Entrance Signs and Playground Equipment
 - ii. March 19th at 2PM HOA will host event to receive/install new equipment with help of neighbors.
 - iii. Lights - Alex working on acquiring parts for Playground/Flag pole light. LED upgrade will occur
 - iv. Equipment - Has been ordered and delivery dates are set before Playground Day.
 - c. Website
 - i. Members – 208 Homes have registered on the website. 48% of the Community
 - ii. Consolidated existing pages into menus and added Neighborhood Services
 - iii. Members Only Area – Only registered accounts will be able to see this menu.
 - d. Bids for Playground Keeping
 - i. Brittany motions to adopt KSL Lawn Care to provide services for maintenance
 - A. Mike Seconds.
 - B. 4 Yea, 1 Nay, 1 Abstain; Motion carries
 - C. Annual Cost - \$18,000.00
- III. New Business
 - a. Spring Garage Sale
 - i. Set for April 23rd 7AM to 12PM
 - b. Restricting Vehicles Around Pond
 - i. Brittany makes motion to allow only golf carts around the pond
 - A. Alex seconds, motion carries
 - B. No vehicles will be allowed around Pond except Golf Carts
 - ii. Four signs will be installed
 - A. Two By Playground
 - B. One on each entrance leading to pond.

C. Estimated expense \$300

c. Wooden Covenant Signs

- i. Discussion of removing signs due to weather exposure and deterioration
- ii. Brittany makes motion to remove existing covenant signage

A. Jim Seconds, Motion carries.

d. Annual Meeting

- i. Tabled for next meeting, but planning on discussing in great detail. Planning now

e. By-Law Changes

- i. Board members are expected to read and come up with modification to By-Laws to serve Nelson Hill Community better.

IV. Next Meeting – April 12th at Hahira Courthouse.