

Nelson Hill HOA Monthly Board Meeting 14 June 2022

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

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

Board Members Absent: Stephanie Bullard, Jim McNab, Brittany Brown

Guests: Candy Mathis and Cristi Griffin

- Meeting called to order at 19:10PM by Clay
- Steve made a motion to approve minutes from the May 10th meeting; Mike Seconds. Motion carried

I. Treasurer's Report

- a. Balance as of May 31st is \$54656.99
- b. Expenses: \$0
- c. Several homes still have not paid dues.
- d. Board will be upgrading to Quickbooks Online

II. Old Business

- a. Playground Upgrades Project
 - i. 100% Completed
 1. Added New Mulch
 2. Added Seating
 3. Added Grill
- b. Annual Meeting Date
 - i. November 1st at 4:30PM to 9:30PM
 - ii. Meeting will be held at the Hahira Train Depot
 - iii. Costs associated with meeting:
 1. \$400 Refundable Deposit
 2. \$200 Rental Fee
 3. \$125 Clean Up Fee
 4. Total: \$725
- c. Vehicles Around the Playground and Pond
 - i. Discussion about Vehicles around and beyond the Playground
 - ii. Steve makes a motion to approve no motorized vehicles beyond the playground and around the lake
 - iii. Mike Seconds motion.
 - iv. 4 Signages will be ordered reflecting the change
- d. By-Laws Changes
 - i. Tabled for next meeting due to not having enough members present

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III. New Business

a. Parking Guidelines Update

- i. Homeowners expressed concern about parking in green spaces for long-term parking
- ii. Board is announcing Parking Guidelines Clarification Proposal Project
 1. Extended Parking not permitted in Nelson Hill Green Spaces
 2. Applies to all vehicles (Boat, Trailers, Campers, RVs, and any type of vehicles not specifically mentioned herein.
 3. No more than 72 hours.

b. Fleming Properties

- i. Fleming is proposing turning over remaining lots to Nelson Hill HOA.
- ii. Alex Lamma will reach out to Lowndes County Tax Assessors Office to identify exact properties Fleming owns.
- iii. Lawn Company will not mow Flemings Properties.

c. Pond Maintenance

- i. Seeking bids from companies to maintain pond.
 1. Ken White
 2. Kaleb Thomas
 3. Stone Aquatics

d. Lawn Maintenance

- i. Homeowners have expressed concern about quality.
- ii. Mike will be reaching out to set standards and negotiate a permanent day for lawn maintenance
- iii. Entrance Signs
 1. Board is reaching out to Martin to establish designs for entrances to be beautified.

e. Enforcement

i. Committee

1. Has been established. First two meetings held and set vision how to develop the committee
2. Proposal for draft of Fine Policy for violations presented to the Board.
3. Following Decisions need to be made:
 - a. Inclusion of Fines or no Fines
 - b. Timeframe of notices send to properties
 - c. Email violations@nelsonhillhahira.com

- ii. Special Thank You to Sara Halbert, Kristi McCollister, and Julianna Patrick for their work in the committee.

IV. Questions

V. Adjourned at 8:15PM

Nelson Hill HOA

Transaction List by Vendor June 2022

DATE	TRANSACTION TYPE	NUM	POSTING	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
Colquitt Electric Membership						
06/11/2022	Check	5026	Yes	May Light Bill	Checking	-25.46
Kasey Carter						
06/01/2022	Check	5025	Yes	Lawncare May	Checking	-1,500.00
Quickbooks						
06/01/2022	Expense		Yes	QuickBooks Subscription	Checking	-25.00

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Expenses by Vendor Summary

January - June, 2022

	TOTAL
Amazon	10.79
Auto Owners Insurance	1,055.00
Carter Sign Co	425.00
CES City Electric	47.30
Cindy Miley	50.00
Clay Lee	602.40
Colquitt Electric Membership	145.64
Dollar Tree	14.85
Eric Spencer	4,500.00
Eric Williamson	410.00
Harbor Freight	4.85
Home Depot	691.78
Kasey Carter	3,000.00
Langdale Vallotton, LLP	2,070.00
Lowes	29.05
Mr. Power Clean	300.00
Northern Tool	273.05
Quickbooks	25.00
Steve Hardeman	305.75
Stevens & Keesling, P.C.	375.00
Tractor Supply	91.79
Trash Cans Warehouse	527.85
Trent Casteel	50.00
US Post Office	116.00
Wal-Mart	31.62
Walmart	34.89
Wiregrass Print Shop	65.36
TOTAL	\$15,252.97