

Nelson Hill Home Owner's Association, Inc. Meeting Minutes
November 17, 2021, 7 pm
Unofficial

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

Others present:

General business:

The meeting was called to order at 7 pm by President Clay Lee.

Approval of Minutes:

President Clay Lee made a motion to approve minutes from November 1, 2021. Jim McNab seconded the motion. The motion carried unanimously.

Financial Statement:

Treasurer Brittany Brown reported the balance on hand in the checking account as **\$28,894.36.**

Old Business:

- **Signatures for bank account:** Alex Lamma filled out his portion but bank officer was not in the office, will follow up Wednesday, November 17, 2021.
- **HOA Hahira PO Box Confirmed:** P.O. Box 145 Hahira, GA 31632
- **Jennie Scruggs-** Brittany Brown to meet with Jennie Scruggs on Wednesday regarding old HOA matters

New Business:

- **Nelson Hill Liens:** 28 homes in Nelson Hill with unpaid liens. Attorney Jack Langdale has created a document to assist with paying liens. Lien fees include \$25 security court fee, \$100/year, \$20 late fee, 18% interest. Upon filing, it takes 3-4 days and lien is released.
 - Amnesty Month Proposal by President Clay Lee- December 1, 2021 -February 28, 2022 to waive lien fees, not dues. Jim McNab made a motion to approve amnesty program and Alex Lamma seconded. Motion carried unanimously. President Jim Clay to draft amnesty letter.
- **Attorney of Record:** Jack Langdale is current Nelson Hill Attorney. He is \$275/hour if we wish to retain. Suggestion made to look for new Real estate attorney. Jim McNab to look for options.
- **Corporate Registration/update:** Alex Lamma completed form and confirmed we are registered with the state.
- **Architectural review request:**
 - Neighbor wants approval to install solar panels on backside of the roof of their home. Total of 12 panels. Architectural modification HOA form was received from solar panel company. Treasurer Brittany Brown made a motion to approve. Steve Hardeman seconded the motion. Motion carried unanimously.

- Neighbor asked Brittany Brown for permission to stain/paint their garage door. Brittany was asked to tell the resident that no modification request could be considered without completing the Modification Request Form and submitting it to the Modification Committee for consideration.

- **Nelson Hill Committees:**

- Proposed Committees:
 - Modification Committee- Brittany Brown volunteered to be chair.
 - Garage Sale Committee
 - Welcome Committee- Intro of covenants
 - Publicity Committee- Facebook. Motion for Stephanie Bullard to be FB liaison. Motion carried.
 - Covenant Enforcement Committee- Parking, etc..
 - Social Committee
 - Security Committee
- Motion to Create HOA Committees by Brittany Brown, motion seconded by Alex Lamma. Motion carried unanimously.
- **Nelson Hill Website:** 2 HOA Website Options: HOA Start & HOA Express. Neighbors can register online, pay HOA fees online. Motion to create website by Jim McNab, Steve Hardeman seconded. Motion carried unanimously.
- **Other:** Playground light is out, Will research who owns pole, light wattage & solar light options
- **Next Meeting:** November 29, 2021 at 7 pm 4220 Bright Creek
- **Meeting Adjourned 8:29 pm**