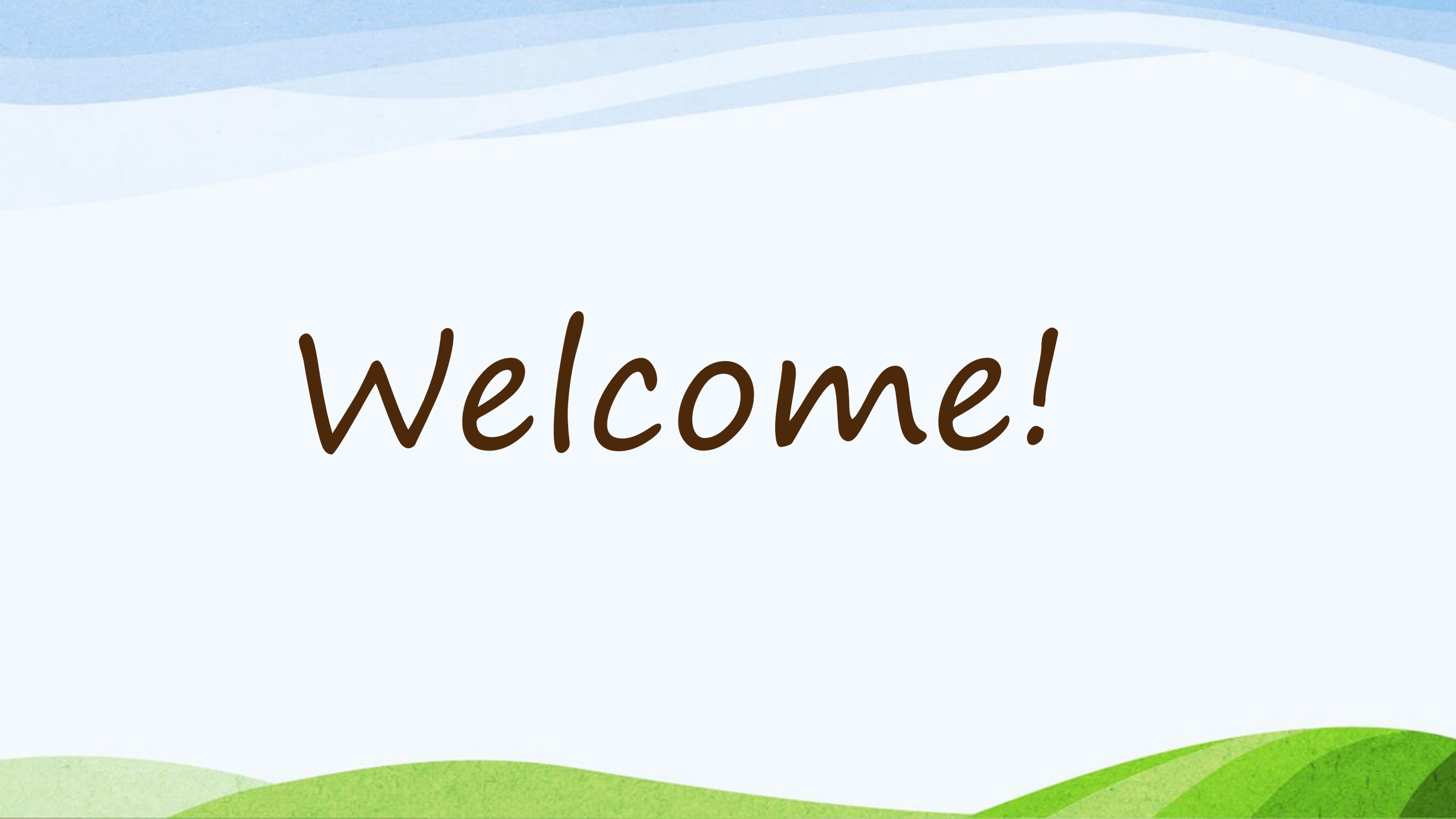


A stylized, colorful illustration of a landscape. The foreground features rolling green hills with dark brown soil patches. On the left, there is a green tree, a purple flower, and an orange flower. A small red bird is flying in the sky. The background consists of light blue and white wavy lines representing hills or clouds.

Nelson Hill Homeowners Association Annual Meeting 2022



Welcome!

Housekeeping

- Please sign in...and keep the pen!
- Let us know if you have a proxy.
- Drop off your ideas to improve the neighborhood in the **red** suggestion box.
- Please hold your questions until the end of the meeting.
- Have a cookie. 😊

Agenda

- Call to order
- Greeting
 - Introductions
- Old Business
 - 2021 annual meeting minutes
 - Pond maintenance
 - The dam
- New Business
 - Election of board members for 2023
- 2022 Review
- Proposed budget for FY 2023
- Results of elections
- Property Owners Association proposal
- Questions
- Reminders
- Adjourn
- Called meeting of 2023 Board of Directors

2022 Board of Directors



Clay Lee
President



Mike Oulton
Vice-president



Alex Lamma
Secretary



Brittany Brown
Treasurer



Stephanie Bullard



Steve Hardeman



Jim McNab

Minutes from October 26, 2021

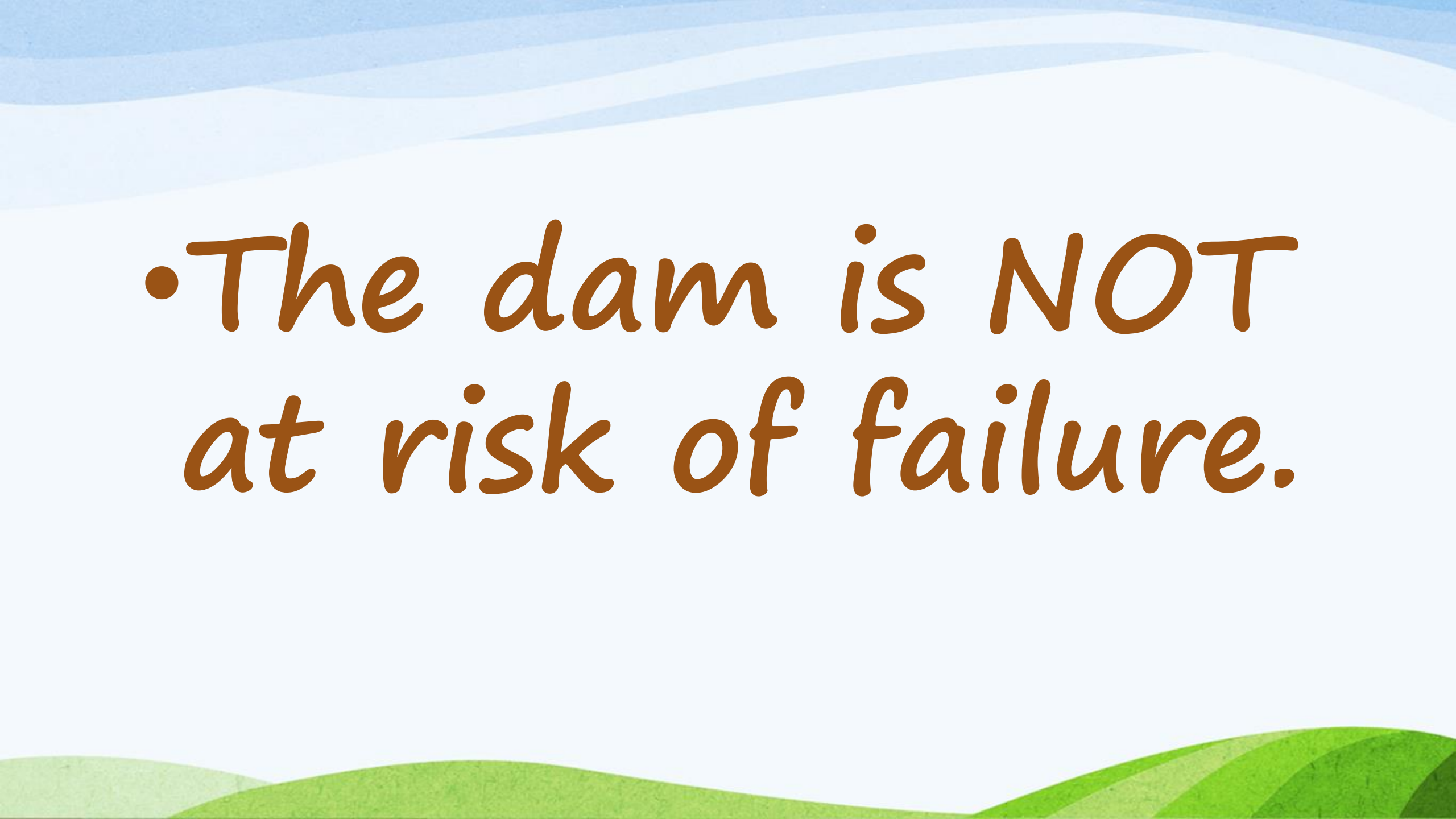
- Fleming Williams, President of the Nelson Hill Homeowners' Association, Inc. (the "Association"), called the meeting to order at the Nelson Hill playground, welcoming everyone and thanking them for their attendance. A sign-in sheet was distributed with the request to fill in names of property owners in attendance along with their address and contact information. A quorum was verified, taking into consideration previously submitted proxies, to be in attendance in order for business to be conducted.
- Fleming reviewed the proposed 2021 budget with all in attendance. After answering several questions, a motion was made by Clay Lee to approve the budget. Cindy Miley seconded the motion, and the 2021 budget was unanimously approved.

- Jack Langdale explained the process of electing new directors to the members in attendance. He told the group about the ballot to be distributed and which already included names of members who had previously been nominated. He then asked for nominations from the floor for others who would like to be considered as a director. Four additional nominations were made for the following people: Brittany Brown, Latoya Stafford, Jessica Matthews, and Christa Thompson. All proposed directors in attendance moved to the front and introduced themselves to the members. Ballots were then distributed and collected. Jack Langdale and Karen Faucette individually validated the name and address on each ballot.

- The current Board of Directors then counted the ballots and reported to the meeting the following new directors who were elected:
- David Oulton
- Alexander Lamma
- Brittany Brown
- Steve Hardeman
- James McNab
- Clay Lee
- Stephanie Bullard
- Fleming thanked all for attending, and the meeting was closed. Jack Langdale, Attorney for the Association, agreed to keep minutes of the meeting.

The Pond

- Pond maintenance has begun but is behind schedule.
 - Physical work is now scheduled to begin November 28.
- The dam is *not* in compliance with the Georgia Safe Dams Program, a division of the Environmental Protection Dept.
 - It has not been since 2008
 - We are in communication with an engineering firm to determine what needs to be done to achieve compliance.

- 
- *The dam is NOT at risk of failure.*

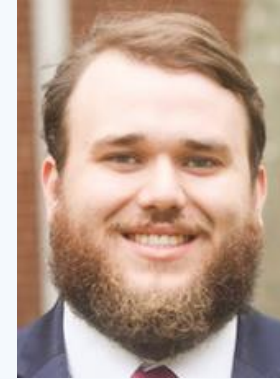
2023 HOA Board of Director Candidates



Brittany Brown



John Jones



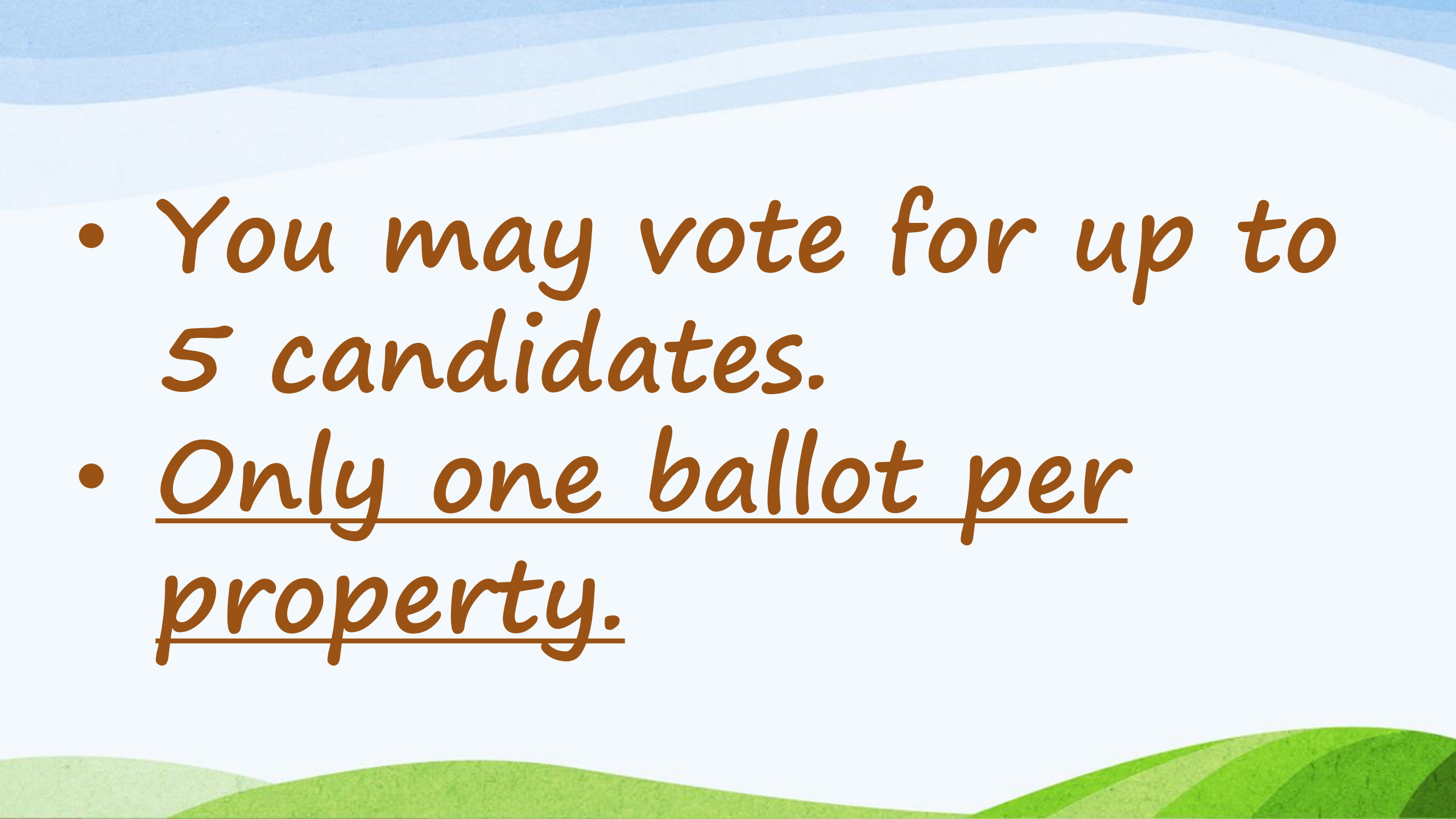
Davis Howell



Alex Lamma



Clay Lee

- 
- You may vote for up to 5 candidates.
 - Only one ballot per property.

2022 Highlights

Improved
Operational
Infrastructure

Created
Website

Improved
Communication

Improved
Playground

Addressed
Parking

Held a
Better
Meeting?

2022 Finances Summary

- Balance 11/17/2021.....\$28,894.36
- Total Revenue.....\$44,908.30
- Total Expenses.....\$49,073.54
- Balance 10/31/22.....\$27,893.15

2022 Expenditures Details

01/07/2022	Check	5004	Clay Lee	1 - Administrative	Vista Print - HOA Dues Mailing	270.39
01/22/2022	Check	5005	Eric Spencer	3 - Maintenance	Lawncare January	1,500.00
02/07/2022	Check	5006	Colquitt Electric Membership	4 - Utilities	January Light Bill	18.46
02/08/2022	Check	5007	Clay Lee	1 - Administrative	Vista Print - Parking Guidelines	302.87
02/15/2022	Check	5008	Mr. Power Clean	3 - Maintenance	Playground & Entrance Sign Wash	300.00
02/22/2022	Check		Lowes	3 - Maintenance	Wasp Spray, playground	14.02
02/24/2022	Check	5009	Eric Spencer	3 - Maintenance	Lawncare February	1,500.00
02/28/2022	Check		Wal-Mart	3 - Maintenance	Envelopes	10.28
02/28/2022	Check	5010	Colquitt Electric Membership	4 - Utilities	February Light Bill	38.98
02/28/2022	Check	5011	Auto Owners Insurance	6 - Insurance Expense	Property Insurance	1,055.00
03/02/2022	Check	POS PUR	US Post Office	1 - Administrative	stamps/supplies	116.00
03/02/2022	Check	POS PUR	Trash Cans Warehouse	3 - Maintenance	Playground - Addition of Trash Cans	527.85

Visit the website for a complete list of transactions

2023 Proposed Budget

- Projected Income \$48,180 (438 x \$110)
- Projected Costs
 - Administration \$3,500
 - Professional \$10,000
 - Maintenance \$23,600
 - Utilities \$400
 - Insurance \$1,200
- Projected Surplus \$8,280

A stylized landscape illustration featuring rolling green hills in the foreground, a small tree with a brown trunk and purple and pink foliage on the left, and blue and white wavy hills in the background. The text is centered in the white area of the background.

*Should We Become A
Property Owners Association?*

What is a POA?

- A POA is the “new & improved” HOA. It has the same essential functions of an HOA but with more enforcement authority.
- An HOA is designed to help the developer, while a POA is designed to help the neighborhood.

What Are The Advantages of a POA?

- A POA has expanded powers to protect homeowners' property values. The covenants have been rewritten to reflect some of our existing policies and to make it easier to file liens, assess fines, and even carry out foreclosures.
- The proposed POA amendment includes the ability to limit the number of rental properties in the neighborhood.

The proposed POA amendment includes the ability to limit the number of rental properties in the neighborhood.

“Beginning on the date of recording of this Declaration, there shall be prohibited any new rental or investment properties within the Subdivision, meaning that no Lot or dwelling erected or existing thereon shall be used as an investment and/or rental property, and shall be used solely as a residence of the Owner(s).”

How Do We Do It?

- The new covenants must be approved by 2/3, or 289, of the property owners in Nelson Hill.
- It will not be a one-time vote, but a door-to-door campaign to gather signatures.
- All signees will be given the opportunity to withdraw their support before the document is filed at the courthouse.



Election Results

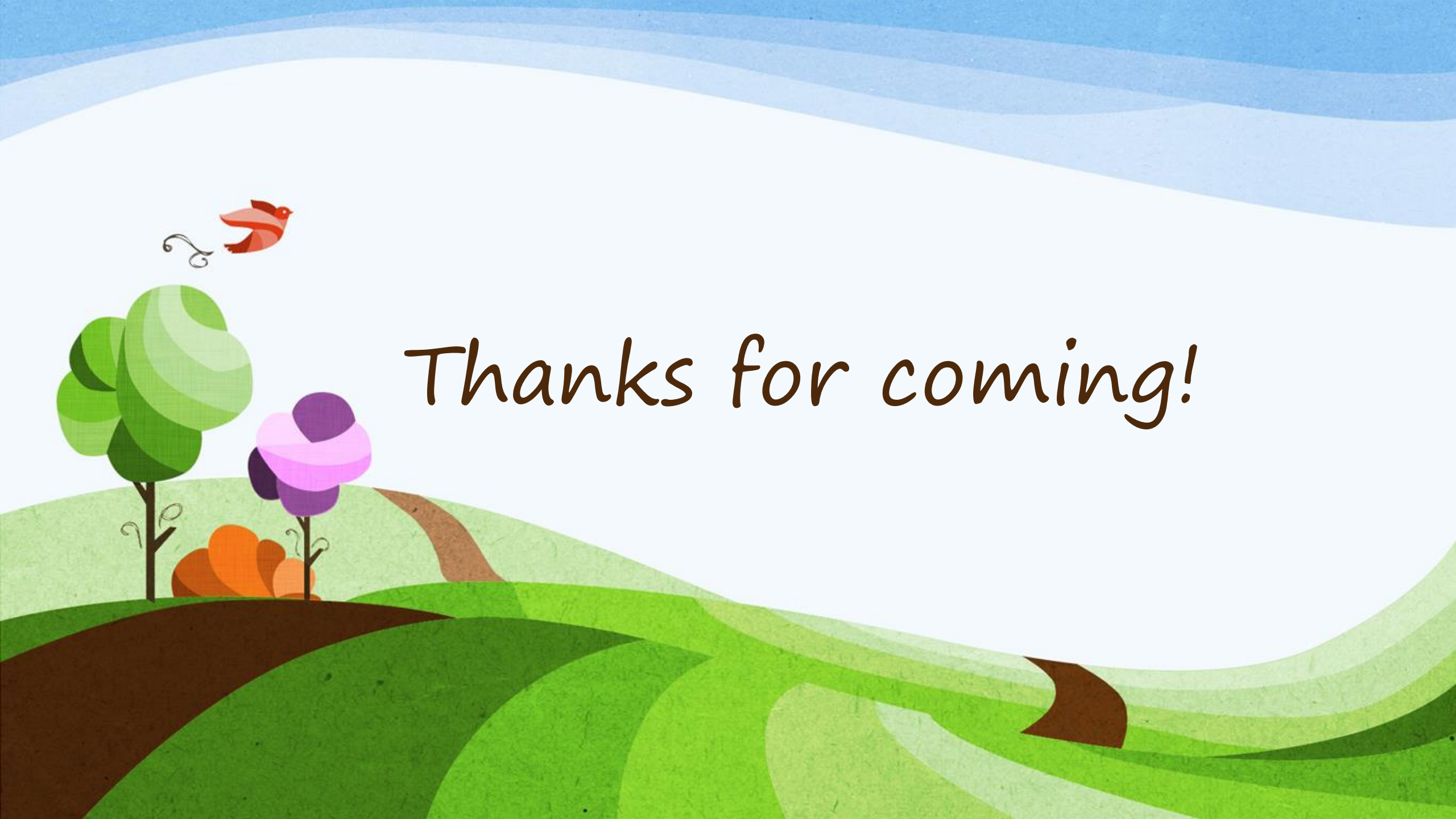
*Congratulations to the 2023
HOA Board of Directors!*

A stylized landscape illustration featuring rolling green hills in the foreground, a small tree with a brown trunk and purple and pink foliage on the left, and a background of light blue and white wavy bands representing a sky or distant hills. The word "Questions" is written in a brown, cursive font in the center of the image.

Questions

Reminders

- Visit/Register on the website – nelsonhillhahira.com
- Drive-by Food Drive – Nov. 12, 8am-12pm
- Christmas by the Yard – Dec. 1-15
- Golf Cart Christmas Parade – Dec. 17, 6pm
- Annual fees have increased to \$110 for 2023 – payment due beginning Jan. 1



Thanks for coming!