



**Nelson Hill Homeowners Association
Board of Directors Meeting
December 12, 2023, 7PM**

Hahira Courthouse, 220 W. Main Street, Hahira, GA, 31632

Minutes

Directors Present: Davis Howell, Alexander Lamma, Elliot Lenz, Bob Finnegan

Directors Absent: John Jones, Lisa Woods

- **Treasurer Report: \$13740.75**

Old Business

- **Guardian Bank Account**
 - Davis made motion to remove Clay Lee, Brittany Brown, and David Oulton from Guardian Bank Account and add Davis Howell (President) and Elliot Lenz (Treasurer)
 - Motion 2nd by Alex Lamma – All directors in favor.

New Business

- **Survey Results regarding future Board Meetings**
 - Total of 85 Responses
 - Weekday 60% vs. Weekend 40%
 - Weekday Tied between Monday (31.4%) and Tuesday (29.4%) tied between 5PM and 6PM
 - Weekend Day Sunday (52.9%) vs Saturday (47.1%) majority voting 3PM
 - Meeting Place 69.4% prefer Playground vs 30.6% Hahira Courthouse
 - Directors made a decision to test the following dates and times.
 - Monday at 6PM 01/09/24 Courthouse
 - Tuesday at 6PM 02/12/24 Courthouse
 - Sunday at 3PM 03/17/24 Playground
- **2024 HOA Dues Collection Campaign**
 - Signs have been ordered.
 - Board agreed to resume late fee & annual interest rate effective 2024 for past due accounts and new past due accounts.
 - Online Portal will open 01/01/2024 – All payments are due 01/31/2024
- **HOA Management Company**
 - Average cost for 400+ community approximately \$10 to \$20 per month per unit
 - Total Cost based on averages: \$4370 per month @ 437 Homes x \$10
 - Cost outweighs dues
 - Board Decision was made not to pursue management company.
- **Enforcement Campaign**
 - Bob Finnegan will assume responsibilities for Enforcement
 - Early Stage of Planning – Volunteers possibly needed.

- **Future HOA Events**
 - Spring & Fall Garage Sales determined – April 13th and October 20th 7am-12pm
 - Have a block party after Garage Sales Event from 12PM to 4PM
- **Annual/Bi-Annual Mailout**
 - Discussed options for a possible mail out with reminders, rules, and benefits of the HOA.
 - Alex Lamma will research costs and take costs into consideration.
- **Attorney Fees**
 - Bob Finnegan requests to keep attorney on retainer to possibly reduce fees
- **Meeting Adjourned 8:02PM**