

Ellerslie Place HOA Meeting

September 24, 2023

Ellerslie Fire Department Pavilion

Agenda:

1. Call to Order
2. Jonathan Griffin announcement of vacating Presidency
3. Old Business
 - Minutes of Last HOA Meeting (May 16, 2021) HOA Financial Status (as of August 2023)
 - 2019 – 2023 Profit/Loss Statement provided by Jonathan Griffin
 - Special Assessment previously approved in 2021 meeting for electrical costs for the 3rd entrance.
 - Hiring of TSG Management Company
4. New Business
 - TSG Management Company owner introduction and duties
 - Financial Status (Balance Sheet, Income Statement, Proposed 2024 Budget)
 - Introduction of New Board Members
5. Questions & Concerns
6. Adjourn Meeting

Jonathan Griffin called the meeting to order at 2:22 PM followed by prayer. He announced that we had met the requirement for a quorum.

Mr. Griffin introduced himself and announced his resignation of President of the Ellerslie Place HOA. He also named the previous officers and their duties. He explained what would take place during the meeting and to respect each other and not to rehash the past.

He then recapped the last HOA meeting in May of 2021 and allowed everyone to read the minutes that were provided for the 2021 HOA meeting. Mr. Griffin went over the 2019 – 2023 Profit/Loss Statement then discussed old business regarding the authorization of \$2,500 to install power to the 3rd entrance. The work has not started yet due to being a low priority for Georgia Power. He stated that he had spoken to Brian Williams who would contact Georgia Power to see what the status is. He also stated that a special assessment was approved to include a 15% increase on top of the current HOA dues of \$120 for fencing, sprinkler, electrical costs but that would wait until a new BOD comes in to decide on. During that meeting there was a vote to dissolve the HOA that failed due to not having enough required positions on the board. Travis Hargrove, previous attorney for EP HOA, stated because of this they would have to seek an outside management company to handle the work on behalf of the EPHOA Board of Directors to execute the Operations Requirements. Afterwards, he introduced TSG Management Company owners Delaney and Bill Johnson and explained that they work directly for the Board of Directors. The BOD establishes what TSG does for the EPHOA. The BOD can modify the contract for services TSG performs for the HOA. During the introduction of TSG, he explained how it came to hiring the management company. There was a search committee that searched 15 months before hiring TSG Management Company.

There were questions and concerns regarding the hiring of TSG Management Company.

Delaney Johnson with TSG Management Company introduced herself as well as her husband Bill and explained their responsibilities. She also provided names other office personnel (Michelle and Will) that would be available to Ellerslie Place residents. She then explained the billing cycle of dues and late fees. She stated anything paid by September 24, 2023, late fees will be waived and will refund any amounts paid in error. During this she said it would be up to the new BOD to waive fees going forward.

Delaney Johnson began going over the Balance sheet, 2023 YTD Expenses and the proposed 2024 Budget with many questions from homeowners. Delaney stated that the new board would need to provide an approved budget to the HOA within 45 days.

Bill Johnson explained covenant control and how it would be handled.

Delaney Johnson was still going over the financials when a neighbor spoke up and said that he wanted more discussion about the neighborhood. At this point, homeowners were overtalking each other and the meeting began to get out of control. Al Whitmire, new HOA President spoke on behalf of the neighborhood and asked to move forward with the meeting. Delaney took back over and was explaining the expense line items and said that the lawn care maintenance company was on a month-to-month basis and that we needed to get new bids for contracting the lawn maintenance. At this point a homeowner spoke up about the sign at the first entrance that TSG hired to replace the pergola. The resident made a comment about the contractor and there were some conversations back and forth in the meeting regarding the subject. There were outbursts regarding the issues with the HOA. Al Whitmire spoke up and explained the new BOD direction and how there would be transparency. At 3:41 Jonathan Griffin handed the meeting over to the new board. The new Board of Directors was introduced.

Officers

Al Whitmire, President

James Townley, Vice President

Lynn Wilbourn, Secretary

Jeff Clarke, Treasurer

Phase Representatives

Phase 1: Nick Ritterbeck

Phase 2: Nakei Lilly

Phase 3: James Sports

Phase 4: Nick Kozee

Phase 5: Rich Nichols

Each new officer stood and introduced themselves.

Al Whitmire requested that the residents give the new board time to meet and review all the information. He expressed the desire of the new board to get everything together to get things moving in the right direction with transparency. He also said the board will work to update the covenants and distribute.

There were many discussions going on at once and James Townley adjourned the meeting at 3:45.