

Ellerslie Place Homeowners' Association Meeting

February 18, 2018, Ellerslie Train Depot Meeting Room
Meeting was called to order at 2:00 pm at the Ellerslie Place Train Depot, Ellerslie, GA 31807.
It was determined that a quorum was achieved at 2:10pm.

Agenda

Call to Order and Welcome **2:00 – 2:10 PM**

Adoption of Agenda **2:10 – 2:15 PM**

Old Business: **2:15 – 2:30 PM**

- Minutes of Last HOA Meeting (March 18, 2017)
- Year in Review (2017)
 - Status of HOA Agreements (Attorney and Accountant)
 - 2017 Financial Report (For Information Only)
 - Bank Balance As of December 31, 2017
 - Accounts Receivables
 - Unpaid 2017 Dues
 - Unpaid Dues 2016 and earlier
 - Total Unpaid Dues as of December 31, 2017

New Business/Reports: **2:30 – 3:00 PM**

- HOA Financial Status (Bank Balance As of February 16,2017)
- Current HOA Action Items (Brief Discussion/Request Volunteer to Chair Action)
 - Constitution of EP HOA Board of Directors (BOD) and Committees
 - Revision of Bylaws and HOA BOD Structure
 - Neighborhood Watch Program and Signage (Need Volunteer to Chair Action)
 - Webpage / Stipend (HOA approval/Volunteer to build and update)
 - Mail Boxes
 - Maintenance Requirements (Fuse box EP Entrance 1/Electricity EP Entrance 3)
 - Entrance Landscaping Contract Update

Community Developments/ Updates/ Proposed Activity: **3:00 – 3:30 PM**

- Ellerslie Volunteer Fire Department
- Ellerslie Park Update
- Harris County Sheriff Department
- EP HOA Summer Event (TBD June/July)
- EP HOA Fall Festival (TBD October 2018)
- EP Holiday Decorations Event (TBD Nov/Dec 18)

HOA Meeting Final Actions **3:30 – 4:00 PM**

- Questions & Concerns (20 Minutes)

Next, Mr. Griffin introduced two guest speakers:

- Ms. Susan Andrews – County Commissioner, District 5; discussed various topics
 - 4 new Sherriff's Deputies hired, and updated safety equipment
 - New firetruck for the Ellerslie Place Fire Department; lowered insurance rates and secured \$100k for new firefighting equipment
 - Ellerslie Park: house is renovated, lake is complete and stocked, still designing trails
 - Sherriff's substation on 315 & 85 is in progress; timeline is still unknown
 - Digital water meters will be installed soon and will increase efficiency
 - Harris County Public Library construction ongoing
 - SPLOST fund meeting in May (SPLOST is funding for infrastructure)

- Mr. Randy Robertson – Running for Senate in our district
 - Priorities:
 - Infrastructure
 - Internet development
 - will drive business economy, county growth, vocational opportunities

Mr. Griffin wrapped up the guest speaker discussion by stating that there is low representation from Ellerslie at council meetings, which may be what is delaying projects like the Sherriff's substation and the park. Be involved to be heard.

Neighborhood Watch committee:

- No volunteers; Nick Kozee did mention a contact that can refresh the existing Neighborhood Watch Program signs for a fee

Ellerslie Place website:

- Proposed to brand Ellerslie Place as a great community to live; potential to find information on events
- Domain will cost ~\$14 per year and ~\$4.95 per month for basic services; annual renewal required (HOA dues will cover)
- Jeff Clarke is currently the point of contact and would like reimbursed for work that has been done thus far (will discuss with the BOD separately)
- Motion made to accept the idea of a website; specifics about what would be on the website would be determined by the BOD; motion passed unanimously at 3pm.

Mailboxes:

- Current design is not sustainable, recommendation is to establish a committee to design alternative mailbox designs and allow a gradual transition
- Committee will look into brick, metal, and other options, and will also determine if a newspaper slot is required; only 2 members were interested in a newspaper slot after a show-of-hands
- Motion made to establish a mailbox committee, and further motioned to have a suspense date of May 20, 2018 (next HOA meeting) to have mailbox options for vote. Unanimously passed at 3:12pm.
- Mailbox committee lead is Len McWilliams, with the following members on the committee:

Robby Burns
Kenny Harbuck

Tommy Willis
Dwight Williams

Maintenance

- Front entrance sign at Phase 1 needs a breaker box replaced
- Entrance to Phase 3 needs electricity but workers cannot find conduit that was supposed to be installed by the builder; will address this issue with the builder

Landscaping

- Landscape contract will go up for bid, with the contract starting on April 1, 2018
- Duties are to repair and maintain entrances, including fences, and plant flowers / shrubs as appropriate based on the season
- Gas line area maintenance question: Who is responsible? Answer: the HOA will check for easement information to determine exact requirements and if possible, the maintenance contract may include this area

Fire Department update (**did not capture gentleman's name**)

- Background on EVFD: all volunteer, 161 calls in 2018, up from 122 in 2016 (shows increased demand)
- Fire department dues are separate from HOA dues, and are voluntary
- If dues are paid, homeowner will receive a sticker in the mail to advertise the EFVD; not required for fire department response
- 65% of operating costs come from dues; 40% of the community participates
- Can (but do not like to) charge a \$500 visit charge to insurance
- Corrected Ms. Andrews statement about the EFVD receiving \$100k in equipment – corrected amount is \$100k across 10 departments, so roughly \$10k per department; costs \$3k to equip a firefighter

Community events

- Positive feedback on the cookout idea

Open forum

- Dog issues (barking, leash, etc): county issue for enforcement, not an HOA enforceable item
- BOD response times vary, based on importance / severity; try for 72 hours
- Cost of attorney: \$4126 in attorney fees, approved by the board in the past; high cost is sometimes due to homeowners asking questions direct instead of going through the HOA; financials are reviewed by the President and this number is lower than in the past due to reducing the number of liens filed
- Speed: signage or speed tables: BOD will investigate possibility but it is probably a county issue
- Trail on 315 for pets, bikes, etc: Mr. Griffin will ask city planners on possibilities; we can potentially collaborate with adjacent neighborhoods to drive demand
- ATVs in the neighborhood (specifically Ossahatchie Creek Rd): law enforcement is monitoring Nextdoor; Sherriff's patrol neighborhood; report tag numbers of speeders, bus offenders, etc.
- Welcome package: will post information once the website is operational

Motion to adjourn approved at 3:55 pm.

