

## Ellerslie Place Homeowners' Association Meeting

March 18, 2017, Ellerslie Train Depot Meeting Room

Meeting was called to order at 10:00 am at the Ellerslie Place Train Depot, Ellerslie, GA 31807.

### Agenda

- Call to Order
- Ratification of Minutes – November 16, 2015
- Year in Review
  - Status of HOA
  - 2016 Financial Report (For Information Only)
    - HOA Bank Balance as of December 31, 2017
    - Accounts Receivables
      - Unpaid 2016 Dues
      - Unpaid Dues 2015 and earlier
      - Total Unpaid Dues as of December 31, 2016

### New Business

### Current HOA Issues

- Board of Directors and HOA Committees
- Dissolution of the HOA

### HOA Financial Status – (As of March 17, 2017)

- Bank Balance
- Accounts Receivables
  - Unpaid 2017 Dues
  - Total Unpaid Dues

### Community Developments

- Ellerslie Park
- Ellerslie Volunteer Fire Department
- Other

### Election of Board of Directors

Questions/Concerns/Comments – Limit 10 minutes

Meeting Adjourn

Mr. Jonathan Griffin                      President  
Mr. Travis Hargrove                      HOA Attorney

Mrs. Antoinette Robinson              Minutes

Members                                      Homeowners (60)  
Proxies                                        Homeowners (14)  
    Builder            (09)

Notices Sent                                Homeowners (248)  
    Builders            (033)

Report

- Treasury report provided to homeowners via agenda. Mr. Griffin discussed:
  - Delinquent homeowner association dues

Mr. Griffin nominated that the meetings from the last meeting be accepted as official minutes.

Resident Question: Can the homeowners see the contractual agreement between the attorney, Mr. Thayer and/or the HOA? It appears that the Bylaws may have been constructed for the benefit of the developers.

Response: Mr. Hargrove serves as the attorney for Mr. Phillip Thayer. He is contracted by the HOA for the following: implement liens. To date, Mr. Hargrove has charged the nominal fee for any services provided. He assisted Mr. Griffin by sending out the notices for the annual meeting and offered to collect the proxy. Proxy did not have to be submitted to Mr. Hargrove to be counted. Mr. Hargrove simply assisted since the HOA has only one homeowner on the board. Per Mr. Hargrove, Mr. Phillip Thayer provided his 9 proxy votes for the following:

- To take all action that could have been taken at the annual meeting of the Association for 2016 and to receive the appropriate reports of the President and Treasurer.
- To elect officers and director of the association.
- To approve the 2017 budget of the association
- To address any other business which could have properly been brought before the association at the 2016 Annual Meeting.

Mr. Thayer's proxy was provided to Mr. Hargrove on February 14, 2017.

Mr. Griffin stated that he feel confident in the services and/advice that Mr. Hargrove has provided. If in the future the HOA feels it necessary to contract attorney independent of Mr. Thayer, the HOA can address at a future date. Mr. Griffin also related that there have been HOA

issues in which he sought the advice of his personal attorney, no fees were assessed the HOA for this service.

Resident: The HOA is incorporated and according to incorporation guidelines, fees and renewal documents should be completed every year in April (approximately). Several years the incorporations documents were not renewed and the document currently list incorrect information for members of the HOA board.

Response: Per Mr. Griffin, he will ensure that the incorporation documents are updated and renewed.

Resident: A webpage for the HOA can be built and the homeowner would be willing to do it for a fee.

Response: Mr. Griffin- Any assistance a homeowner is willing to provide to the other homeowners in the community is appreciated. The HOA previously had a stand-alone website. Cost and administration required that the homeowners/HOA look research alternatives. NextDoor list 298 subscribers. NextDoor also the homeowners to be connected with other communities, community organizations and provides for some customization based on the needs of the neighborhood. NextDoor is nationwide is to date is a FREE service. The board once staff can continue to research other alternatives.

Resident: A resident offered print shop services for a fee. Resident is encourage to contact Mr. Griffin reference the services available and prices. At this point, the HOA has incurred nominal fees for print services, as past HOA members have provided many of the services for free. A local sign company provides annual meeting entrance signs for a fee.

Resident: Why is Mr. Phillip Thayer the Treasurer of the Homeowners Association?

The original HOA consisted of the original builders/developers Ellerslie Place. With the sale of homes and the growth of Ellerslie Place, it became necessary for homeowners to participate with homeowners association. At some point the HOA will revert to the homeowners and although Mr. Thayer still serves as the treasury of the HOA, having homeowners on the boards ensures that WE are aware of the cost of operating the HOA. Since 2013, the HOA (homeowners that participated on the board) have:

- Reconciled the HOA's current expenditures/liabilities.
- Sought to minimize the cost associated with operating the HOA
  - Minimal limited administration costs: copying, mailings, signs
  - Streamlined the process for processing lien requests.
    - If a homeowner has a HOA lien, the Homeowner Associations does not apply an additional lien. Lien must be satisfied for the sale or refinance of

a property. One lien is sufficient. HOA cannot recoup fees when a property is foreclosed.

### Ellerslie Fire Department

Mr. Skipp Wyatt requested a break in the meeting/agenda to relay information on behalf of Ellerslie Volunteer Fire Department. (The fire chief received a distressed call and fear he would receive another one.)

Ellerslie Volunteer Fire Department (EVFD) receives calls 24 hours a day/7 day a week.

Darren Phillips – EP resident and Ellerslie Volunteer FD Assistant Fire Chief was instrumental in lower the fire rating for the Ellerslie Community. The reduction of the fire rating means that homeowners should have received a lower rate from their homeowners insurance. Ellerslie's fire rating was 8/9 to 5/9.

Ellerslie Volunteer Fire Department primary exist from the donations of the community. The Fire Department receive nominal assistance from the county or state. Approximately \$3400 per quarter. The fire department appreciates and depend on the donations of the community to exist. The Fire Department seek to minimize the amount requested of it community members.

Columbus Fire Department has donated a fire truck to the fire department. Approximate value: \$200,000. The new truck and the growth of the community will require an addition of two bay to the firehouse.

The fire department currently has 24 trained volunteers. The fire department encourages available homeowners to volunteer for bake sales, BBQs, administration, fire personnel. Please be aware that to bring in a new fire crew person, it cost \$4500 before training even begin. Right now, the EVFD covers this fee. The fee is for the equipment and gear that is necessary to carry out the life saving measures of the fire crew.

Starting 2018, EVFD will implement a dues system. All residents will be sent a dues notification notice. Residents can opt out of paying the dues, which is expected to be about \$50. If a resident opt out of paying EVFD dues, but during the calendar year, calls or needs EVFD for any reason, fees will be assessed the homeowners for the services provided, crew used, water usage, truck, etc. Chief Wyatt stated several communities don't have an opt out option or automatically charge when the fire department has to render service.



90% of all calls to EVFD is medical.

Fire Department volunteers meet every Monday night. The community is encourage to visit EVFD, ask questions, volunteer. The Fire Department belongs to community. Please support.

All residents that wish to do a control burn on their property must acquire a fire permit.

Areas covered by EVFD include: Past Luke's Pub, Mount Airy, Ossahatchie Creek Road toward the Talbot County line.

Six fire crewmembers are in training at the Harris County burn center.

Dues for EVFD: October of each year. If a homeowner has not received a request for dues, please contact EVFD. Records are updated as information is given to the fire department. Dues can be remitted via the drop box on the Fire Station or by given to Fire Chief.

As of May 2017, NO school buses will be allowed to park on the lot next to the fire station.

The books/bookkeeping for EVFD is open for public view.

Chief Wyatt stated that "Saving Lives" is the #1 priority. If you need to contact Chief Skipp Wyatt, please call 706.577.9481

Mr. Brian Williams – Ellerslie Place Homeowners/Community Development, requested a break in the meeting after Chief Wyatt's completion because he had a community functions. Mr. Griffin allowed this break in the meeting so that Mr. Williams can update the homeowners on the process of Ellerslie Community Park/Pavilion.

In home business permits, code violations, etc. are the responsibilities of Community Development. Please call Mr. Brian Williams or his staff: 706.628.4700 or 706.566.6300 for community development questions.

Ellerslie Park/Pavilion - The new recreational area will be to the left of the traffic light and will include: pavilions, 4.5 miles of walking trails, play ground areas, a renovated cottage, grilling stations, 2 lakes (approximately 12 acres), 2 man police station and more. Majority of work on the community park is on the interior of the park.

A pending 40-acre burn will be conducted to clear additional areas of the park. Expected completed of the latter 60 acres will be completed in 2018.

Sheriff's Sub-Station will be part of Phase II of the park and will be funded by the Sheriff's Department.

Community Development meets: 3<sup>rd</sup> Wednesday, 1<sup>st</sup> & 3<sup>rd</sup> Tuesday.

Resident: What is the status of the ballpark that was to be constructed on HWY 208.

Response: This project is ongoing. Community Development is estimating a completing date of August. May be longer, depends on other projects, weather, etc.

Mr. Griffin- The community development issue is a separate issue from the issue some residents have experience with internet connectivity or disconnection. Issues with AT&T, Wavetel and Charter and pending court issues may have caused the interruption in service.

Wavetel Telephone/Cable/Internet Company – is working to incorporate high speed internet into Ellerslie Place. The new high-speed internet connection – 100 mbps. A meeting was scheduled for April 1, 2017 (Tentatively) Estimated completion June – July 2017. Any information received will be posted via a PowerPoint on NextDoor.

Timeline for implementation and sign up is being established by the parent company in Colorado.

In the essence of time, Mr. Griffin requested resident center on the agenda.

- No liens were issued in 2016. Most HOA delinquencies are habitual offenders. Mr. Griffin again stated that it is unnecessary to repeated apply liens once a HOA lien has been accessed.
- A drastic drop in liens, which reduces the costs to the HOA. Liens are good for 4 years.
- In the event of foreclosures, liens fees are forfeited. Attorney are billed as liens are assessed.
- Liens will be assessed for 2017. Last notices to go out within next 30 days.

66 residents currently have lien assessments. Total homeowners – 248

Mr. Griffin reviewed the expense and revenue report as distributed with the agenda.

The only expenditures billed to the HOA were landscaping, lighting, water. One homeowner expressed a need or desire to provide the service for the HOA. Cost unknown. Please be aware HOA is under contractual agreement with a landscape/maintenance provider. If homeowner wish to provide the services for free, we now pay for the service twice per month. The service includes all three entrances, pine straw up kept, etc. A copy of the current contract is posted on NextDoor. Any homeowner that wish to provide a fee-based service can submit a bid during the bidding period.

Resident: Can the HOA research the input of lighting for Entrance II – Ossahatchie Creek Road, Entrance III?

Resident: Is the use of solar panel permitted by the HOA?

Response: Per Mr. Griffin, solar panel are permitted. Homeowners that wish to install solar panels must submit a plan/request to the Architectural Planning Committee for Ellerslie Place.

Resident: Why can't EP residents have brick mailboxes? Brick mailboxes cannot be place in Ellerslie Place or in other subdivision in Harris County. This is not an HOA issue. This is mandated by Harris County. The issue has been document in previous minutes. Brian Williams, Community Development addressed this issue. It is against the law to install brick mailboxes.

Resident: How many phases are in the original creation of Ellerslie Place. The current paperwork/permits covers IV. It is the resident's understanding that 33 lots that are currently being developed may be represented as an additional phase.

Per Mr. Hargrove: New paperwork has not been submitted for Ellerslie Place. All lots to include the 33 lots that are currently under development are covered under the current paperwork filed for the subdivision. Some people, whether builders or homeowners may designate the new areas based on the entrance or development. There has been NO new land acquired for the creation of home sites in Ellerslie Place.

Vacant Positions on the HOA board: Mr. Griffins encourage homeowners to get involved in the HOA. Currently Jonathan Griffin is the only homeowner that is on the HOA Board.

#### OPEN DISCUSSION:

Homeowners proposed suing outstanding delinquent homeowner and placing delinquency on credit bureau files.

Speeding continues to be an issue in the subdivision. Children are out of school and a number of neighbors walk in the neighborhood. PLEASE BE MINDFUL OF THE SPEED LIMIT. If you find that someone is violating the speed limit, you have the right to report him or her. Speeding violators/violations should be reported to the Sheriff's department. The HOA does not regulated traffic issues. When reporting speeding violations, try to obtain the tag information and/or residence address.

Resident: Can we mandate that future meetings stick to the prescribed agenda?

Response: Per Mr. Griffin, he is strict with timelines but allowed homeowners deviate from the agenda since a meeting was not held in 2016. Future meeting time schedule will be kept. Homeowners are encouraged to provide questions and/or agenda items in advance of the meeting. This will ensure that each question is addressed. Mr. Griffin will always allow an open discussion period after all agenda items have been covered.

Meeting adjourned: 12:30 a.m. Mr. Griffin allowed open discussion between homeowners to continue. Personal thanks to all homeowners on their attendance and encouragement.

