

BOARD MEETING minutes

27 MARCH 2018 / 7 PM at the Board President's house

ATTENDEES

Chris Alexander (Board President), Sherry Garrett (Board VP & Treasurer), James Nettles (Board Secretary)

AGENDA

Last Meeting Follow-up

1. Reviewed the minutes of the meeting from January 16, 2018, those minutes were approved.
2. A fence on BHL was approved by the Board after Chris took a look at it in person with that neighbor and explained the location with the rest of the Board.
3. Chris is still considering asking the neighbors, whose backyards end along Sandy Creek Road, about cutting the small pine trees along that road himself. This road name was mistaken by James in a previous meeting as Sandy Creek Cove.
4. Sherry was monitoring the water bill from the previous months, and noticed that the bill did return to what was considered a normal amount when the sprinklers were off.

New Business

TREASURER'S REPORT

- a. Went over the current budget with the treasurer.
- b. Went over the posted expenditures/ balance sheet report.
- c. The explanation of the current budget was good and thorough.
- d. The Board agreed that the budget appears to be on target.
- e. The water bill was in the normal range.

- f. Reviewed the bank statements online with Sherry.
- g. Sherry is looking into autopay for SunTrust Bank in case it's needed.
- h. Sherry will wait until after the Annual Meeting to send out the HOA dues, in case there is a change.

OPEN DISCUSSION

1. A neighbor on AW requested approval for a gazebo. The size is approximately 18'L x 12'W x 12'H. A picture and a description was emailed along with the request for approval. During a discussion of the size of the gazebo and the structure itself possibly looking out of place, the Board discussed the size and that there were not to be any sheds. The members also discussed that decorative structures were allowed in the back of homes, and that there was not any reason in the bylaws to not approve it, especially since their yard has tall evergreen trees, a garage blocking most of the view, and there is already at least one pergola already in this subdivision, which is a decorative structure. The Board all agreed that maybe the bylaws should make it more obvious of sizes for different sized backyards in Section 6.20. After more discussion and consulting with a former Board member on the phone about other structures, the Board agreed to the gazebo and its location. The Board also insisted that the bylaws sections 6.10, 6.14, 6.20, 6.22, and 6.23 all be followed. An email will be sent in the next few days.
2. The covenants & bylaws were discussed, and should be updated as soon as possible. This might be with the new 2018 Board, but should be addressed, and include the electronic dog fence issue, sizes for large decorative structures, and other things already noted in a revised version that Jim Strickland had that was passed to him from previous Boards. This committee did not meet this past year, and James stated that he should have scheduled meetings to get the committee moving on the changes.
3. Chris will talk to the Landscaping Committee about spring cleaning and upkeep at the front entrances, and what to plant after April 15, 2018. James will send out an email about spring upkeep for the homeowners.
4. James spoke with Tyler at 770-266-1796 in the Storm Water Dept., at Walton County about three different issues: Paving, stormwater drains, and stormwater runoff into Mr. Myers yard, outside of the subdivision.

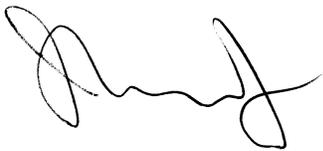
(1) Paving. This subdivision was completed without the final paving monies paid to Walton county. Because of this, the subdivision is on the list for future paving, but behind most other repairs and behind other subdivisions that did pay. (2) Stormwater drains. About every 5 years or so, the county personnel will inspect the drain piping in the ground, and also test the water at the exit points to check for spills of county water or septic wastes. (3) Stormwater into Mr. Myers yard. Tyler, with the county, did not see a problem that anyone within our subdivision was causing for Mr. Myers garden and yard. He did notice that there were car rims and tires behind a garage on the upper end of the subdivision, but stated that the water was running around those items. He said that it wouldn't hurt to remove those items, but that is not the problem. The subdivision on that end is higher than those adjacent properties outside of the subdivision, and the amount of water runoff during a downpour will probably run into that area from time to time.

NEXT MEETING

The next meeting will be in the beginning of May 2018, the exact date not scheduled yet until we all go over our schedules, unless an issue comes up first that has to be addressed.

THE MEETING IS ADJOURNED

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'James Nettles Jr.', written in a cursive style.

James Nettles Jr.

Secretary