

Eagles Crest @ Reece Mountain POA Open Board Meeting

October 25, 2014

Location: ETC Phone Co.
224 Dalton St. (Harrison Hall)
Ellijay, GA 30540

Start time call to order: 10:18 am

Board members and at large members in attendance:

Mike and (Regenia) Magill (president)

Chris Murphy (secretary)

Fred Feltmann (at large)

Norman Dietrich (at large)

There were 5 other property owners in attendance.

Call to order & opening:

Designation of secretary for this board meeting since elected secretary not in attendance: Regenia Magill

Mike Magill (president) called the meeting to order & announced his role to property owners in attendance. Each board member & at large member introduced himself. Mike Magill announced that secretary Moshe Jacobson & vice president Jacques Fiorella were unable to attend.

Mike Magill (president) discussed immediate action items:

Approval of minutes from 9/28/14 board members only meeting

- Handouts given for review by owners in attendance
- Questions to minutes-none
- Motion made by Mike Magill to accept minutes & 2nd made-minutes were approved

Financial Report by Chris Murphy (treasurer)

- Briefly went over handover meeting from Premier Land where POA was then financially & where it is now.
 - Balance in Wells Fargo account at handover meeting –approximately \$226, current balance as of this meeting \$3915.21 (additional \$4000 received in checks this week but has not been deposited yet)
 - It was discussed at 9/28/14 board only meeting whether to have a special assessment or to send out invoices for dues for 2015 early in order to increase funds in checking account to pay any bills that were due. Board members voted to send out invoice for dues to be paid early by any property owner wishing to do so.
- Property Owner Question: How many lots have been sold & how many lots still available for sale?
 - Answer: (80)lots sold and (3)lots for sale.
- Property Owner Question: Will homeowners who own multiple lots have to pay dues on each lot?
 - Answer: Board voted that each lot will be invoiced \$400 unless adjoining lots are joined as 1 plot through tax office. Premier Land will be billed for dues for the 3 remaining lots not sold.
- Question was also asked by homeowner that if all dues were collected by Premier Land in 2014, then where did all the money go & why only \$226 in checking account at handover meeting?

- Answer: Chris Murphy (treasurer) stated that he did not know & was not given that information at handover meeting & most likely a court order would be needed to obtain that information. Mike Magill (president) suggested that money might need to be placed in budget for a retainer for an attorney if needed.
- Invoice was received from Premier Land at handover meeting for \$7749.99. Chris Murphy (treasurer) researched this with Myra @ Premier Land & was told that invoice was for bills incurred by Premier Land before handover to POA.
 - \$3600 (7/30/14) J & D Construction (landscaping-standard work)
 - \$3600 (9/9/14) J & D Construction (landscaping-standard work)
 - \$190.14 (3/21/14) Premier owner's expenses
 - \$359.85 no receipts or explanations
- Chris Murphy was told that the invoice was for bills incurred during rainstorm to fix damage done to roads.
 - Property Owner Question: How POA acquired these bills & Chris Murphy answered that he did not think that POA should be responsible for any incurred expenses prior to handover meeting and that Premier Land would not be paid for this invoice until explanations are given on unexplained amounts & discussed with board members as to whether POA is responsible for past bills incurred prior to handover meeting.
 - Property Owner Question: Is anyone was holding landscaper J & D Construction responsible for landscaping.
 - Answer: Mike Magill (president) stated that Premier Land had not gone behind landscaper before handover meeting so they were not aware that landscaping had not been done according to what had been discussed for him to do. Mike Magill stated that grass had only been cut 2 times to his knowledge in 2014 & grass was supposed to be cut 2 times per month. Mike Magill has met with J & D Construction about cutting around water lines & telephone transfer boxes, 2 retention ponds as these are grown over. Owner of J & D Construction agreed to do this. Chris Murphy suggested to tell J & D Construction since cuttings have not been done as proposed that J & D Construction offer his services until April 2015 & then be offered to bid on landscaping contract at that time.
- **Current Expenses:**
 - POA now officially recognized by state of GA as transferred from Premier Land in North Carolina.
 - Not covered currently by insurance for common areas in case someone should get injured- Chris Murphy (treasurer) has talked to insurance company that Premier Land had previously & is getting all information together to present to board as to costs. Chris Murphy to check on whether individual property owners are responsible if someone injured on their property or if POA will be responsible until property owner actually builds on lot & property owner purchases their own homeowners insurance.
 - Amicalola EMC-just received first bills for well houses & electric for gate, pavilion lights, all other lights-bills will be paid this week
 - Appalachian door-work on gate done
 - J & D Construction-landscaping paid up through January 2015-will get new bids when contract ends

If expenses are incurred by board members or homeowners for things purchased for common areas or work done to common areas, then an expense report must be filled out, submitted to treasurer for approval along with receipts. It will require 2 board members to sign for approval. The expense report will be put on the community website.

Initial Preliminary Budget Outlay: Presented by Chris Murphy-subject to input & debate

- **Deposit** –escrow set aside for money received for tap fee for water & usage of water & electric for pump houses when individual homeowners decide to build
- **Power**-\$2000-9 electric meters of which 6 have been turned off, base fee \$43
- **Property Insurance for common areas**-\$600
- **Gate maintenance**-\$1000
- **Phone bill for gate operation**-\$300
- **Office supplies** -\$300
- **Postage for mailing of letters & bills, etc.** -\$500
- **Lighting maintenance(common areas, front entrance, pavilion)**-\$200.00
- **Well maintenance (pumps & tanks)**-\$2000-N. GA Wells installed original pumps, should be no more than 4 properties per community well (there are 7 properties on community well on Eastside Dr.), pumps have been in ground since 2007. Mike Magill explained flow of pumps that he checked.
- **Sprinkler maintenance (front entrance & common areas)**-\$200
- **Landscaping**-\$10,000-currently paying \$14,400 to J & D construction
- **Social**-\$400
- **Security**-\$500- (possible future tag reader, motion sensor, or cameras), currently no patrol by police, Mike Magill to look into possible future patrol by Gilmer County Sheriff's Dept.
- **Reserves**-\$1300
- **Road maintenance(Phase 1)**-\$1500 by all property owners
- **Estate road paving**-\$5500
 - Estate property owners have to install their own well & will pay for electric for pavilion
 - Question from property owner: asking if quote has been done for possible cost of paving roads in estate area.
 - Answer: Mike Magill is working on getting a quote from a contractor for maintenance of gravel road in winter or paving sections of gravel road at a time or entire paving cost at one time. Chris Murphy has broken up the reserves & estate road paving.
 - There was discussion on estate property owners versus Phase 1 property owners' costs for roads. Question was asked if Phase 1 costs are more & estate property owners did not buy into Phase 1 issues, then why should estate property owners absorb these costs. Chris Murphy suggested putting in bylaws there should be at least 1 board member from Phase 1 & 1 board member from the estate area. Motion was made & 2nd that representation from both areas be on board. Motion was passed by other property owners present.

Report of Subdivision (Mike Magill):

- **Electric meters**-11 functioning meters only 4 are currently being used, others have been turned off until needed. Mike Magill would like to test the ones that are off to make sure they are operable.
- **Front gate keypad**-Mike Magill had code changed on keypad as outside people have been coming onto property and to deter theft in the community.
 - Phone line to be activated with toll free #
 - Circuit board has been hit by lightning-3 quotes have been given by Appalachian Door to replace circuit board
AE1000 (new)-\$799.65-circuit board & 2 year warranty
AE500 (total replacement)-\$1168.69
AE1000(replacing)-\$619.40-90 day warranty
Motion was made by Mike Magill to replace with new AE1000. Motion was 2nd by Chris Murphy & motion passed with other property owners present.
 - Mike Magill to get with Jim at Appalachian Door to get dongle that will allow computer to be connected to keypad to program additional names & numbers to be called if

- someone needs to be let into property & does not have gate code. This will also allow keypad to be programmed by remote computer or phone from home. Transmission from future cameras could be transmitted to someone to see who is at front gate.
- Mike Magill suggested a revolving gate code for contractors every month & property owners every 3 months
 - **Phone lines**-Fiber optics only outside front gate, but there is cable installed already inside community
 - **Website**-www.reecemountainpoa.org or www.eaglescrestpoa.org
 - **Front gate lighting**-Mike Magill proposed to put lights on both columns at front gate that would come on from dusk to dawn. These could be placed on timers. Timers are already installed at front gate. It was suggested by homeowner in attendance to put flood lights with motion sensor currently & decorative lights could be added at a later date as funds allow. Motion was made & 2nd & passed by property owners in attendance to install flood lights.
 - **Winterization of restrooms/pavilion**-Mike Magill to do by 10/31/14
 - **Locks for restrooms**-Mike Magill to acquire 4 IC core lever sets for restrooms to be donated by AAA Anytime Lock & Key. Keys to restroom are kept in lockbox at pavilion.
 - **Securing well pump houses**-suggestion to purchase lock/bar for doors to prevent theft
 - **Fire rating for community**- Mike Magill to check with local fire dept.

Agenda items for discussion: Concern of property owners

- **Safety issues:**
Homeowners in attendance concerned about outside community entering property for theft reasons & liability should someone not authorized to be on property getting injured. Mike Magill to post "No trespassing" sign on front gate that is already available. Motion was made and 2nd to place "Private property-no trespassing " signs along road frontage of property. Motion passed by homeowners in attendance.
- **Creation of committees:**
Roads-no property owner at meeting volunteered to be on committee
Grounds-no property owner at meeting volunteered to be on committee
Architectural Review-Jennifer DeDuonni (lot E11) volunteered to head committee with Scott & Anne Wilson (lots 43 & 44) to help on committee to review house plans, landscaping, etc. associated with building of home on homeowner's property
- **Covenants-Old versus New:**
Old Covenants:
Scott & Anne Wilson (lots 43 & 44) gave brief synopsis of previous development owner Reece wanting to sell lots & build home for property owner also. Dark Earth-tone colors were to be used for homes. Under old covenants homes could not be built for rental. Previous property owners were promised to not have to pay dues until home was built. The Wilsons agreed to provide copy of old covenants. There are 6 previous property owners under old covenants. All previous property owners will need to abide by new covenants established by Premier Land as per the new covenants the old covenants are null & void.
New Covenants:
Mike Magill read excerpt from new covenants regarding building of home on property as to size & other out buildings allowed, time allowed to build, etc. Per new covenants old covenants have been deleted & dues will need to be paid by previous property owners starting 2015 but they will not be required to pay past dues for 2013 or 2014.
- **Current tax statement:**
Some property owners received property tax bills showing back taxes owed for 2013 & current taxes for 2014. It has been discovered that Premier Land was supposed to pay 2013 taxes but taxes were not paid. Attorney for Premier Land is currently working on getting these taxes rectified with Gilmer County tax office. Per the attorney these taxes should be rectified by next week. Property owners will need to contact Gilmer County tax office to make sure 2013 taxes

have been paid by Premier Land. If not paid, then property owner will need to contact Premier Land.

Suggestion was made to have a meet & greet in the Spring for all property owners.

Next property owners meeting will be January 2015 with time & date to be announced on website.

Meeting adjourned 12:40 pm.