



**Nelson Hill Homeowners Association
Board of Directors Meeting
January 23rd, 2024 – 6PM**

Hahira Courthouse, 220 W. Main Street, Hahira, GA, 31632

Minutes

Directors Present: Davis Howell, Alexander Lamma, Elliot Lenz, Bob Finnegan

Directors Absent: Lisa Woods

- **Treasurer Report: \$34530.36**
 - **Total Payments: 215 – 159 Online Payments / 56 Checks**
 - **Greater turnout using online payments compared to 2022/2023**

Old Business

- **2024 HOA Dues Campaign**
 - Communication Successful
 - Receiving more dues in January combined than entire 22/23 Campaigns
 - Several Emails/Facebook Posts made regarding dues
 - HOA Dues are Overdue Effective February 1, 2024
 - \$10 Late Fee if not paid by then
- **Enforcement Campaign**
 - Additional Background Processes happening to ensure proper rollout

New Business

- **Playground Enhancements**
 - Davis proposed to enhance playground in phases
 - Due to rising costs and slow adjustment of annual dues, projects have to be limited in scope
 - Fence Request – Board has considered adding a fence.
 - Awaiting proposed bids to install fence
 - Davis made a motion to install fencing on sides of the playground
 - Alex 2nd motion – All Board members in favor.
- **Nelson Hill Rules & Regulations Draft**
 - Alex presented rough draft of a newly proposed document that establishes Rules & Regulations in Nelson Hill
 - Up till today, no definitive rules exist besides parking and green space usage.
 - Proposal to create clear definitions of do's and don't's and send copy to all homes
 - All members were presented with Rough Draft and asked to review and report back
- **Lighting at Entrances**
 - Bob Finnegan is looking into additional resources to improve lighting conditions regarding entrances in Nelson Hill
 - Will report back with findings later
- **Meeting Adjourned @ 6:55PM**