

**Nelson Hill Homeowners Association  
Board of Directors Meeting  
July 17th, 2024**

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

**Minutes**

**Directors Present**

**Davis Howell, Alexander Lamma, Elliot Lenz, Bob Finnegan, Tina Curry, Maureen Berrios**

**Directors Absent**

**Lisa Woods**

**Treasurers Report:**

- Balance as of July 17th<sup>th</sup> was **\$34560.97**.
- Total expenses were **\$9330.05**
  - Property Insurance: \$4335.00
  - Lawyer Fees: \$1018.00
  - Landscaping: \$1700.00

**Presidents Report:** Davis welcomed our new Directors Tina Curry and Maureen Berrios to the team.

**Old Business**

Unpaid Balances as of July 17th was **\$8410.00** outstanding to the HOA. The lighting at the north entrance has been installed and has been verified to be functioning correctly. Director Alex Lamma will move one light post to the other side due to the street light affecting the solar powered light. In regards to 4<sup>th</sup> of July, the Board was pleased with outcome regarding fireworks ensuring a safe neighborhood for everyone. At this time, we are still awaiting a response from the HOA's attorney regarding implementing the Fine Policy.

**New Business**

**Pond Maintenance:** Thomas Aquatics assessed the pond and stated that the growth must be contained in order to retain the shoreline of the pond. A proposal was made by Thomas Aquatics to treat growth with chemicals for \$3850.00. Alex made a motion to accept the proposal. Elliott 2<sup>nd</sup> the motion and all Board members were in favor. Thomas Aquatics will be contracted out to perform the work.

**Flags:** A discussion took place regarding miscellaneous flags being displayed throughout the neighborhood. A decision was made that flags will be reviewed as needed to ensure it complies with the idea of a family neighborhood and, if a flag is not permitted to be displayed, a Director will reach out and ask the homeowner to remove it.

**HOA Dues:** Alex presented the option of increasing HOA Dues for 2025. After a lengthy review and anticipating future needs of the neighborhood, the following items must be considered in any future budget for future Board meetings:

- Increasing Costs
- HOA Reserve Fund
- HOA Savings Account
- Transition to a bank that is specialized for HOAs

Therefore, the following decisions were made by the Board:

- Increase HOA dues to \$132.00 effective 01/01/2025
- Resume Interest Rates for all unpaid balances effective the date of non-payment in accordance with the CC&Rs.

**Annual Meeting:** All Board members were asked to brainstorm ideas regarding the annual meeting specifically location, day, and time. Alex will finalize Budget for 2025 in October to be presented at the meeting.

**Meeting adjourned at 7:01 PM**