

**Nelson Hill Homeowners Association
Board of Directors Meeting
June 11, 2024**

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

Minutes

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

Directors Absent: None

Treasurers Report:

- Balance as of June 11th was **\$41,437.52.**
- 13 Payments – Total Recovery of **\$1,960**
- Total expenses were **\$2937.02**

Presidents Report: Davis started out with the meeting that he is pleased with the progress that the current HOA Board has made. The success of transitioning to PayHOA has made managing the HOA easier.

Old Business

Unpaid Balances as of June 11th was **\$12,155.00** outstanding to the HOA. 74 letters were sent in May reminding homeowners to pay their dues. June 31st is the deadline for all payments before send to the attorney for lien filing. As mentioned by other Association members, some signage is degraded and require replacement. The Board will present findings in July's meeting to order signs to replace current signage. The Board is pleased with the addition of entrance lighting at the South Entrance. New lights have been ordered to complement the look of the North Entrance.

New Business

Fireworks: A discussion took place regarding fireworks for July 4th. A letter will be drafted, with approval from the attorney, and mailed out to all homes in Nelson Hill. Letter will include the restriction of the covenant, and a statement from the HOA that fireworks are not permitted in Nelson Hill. The letter will also include the time needed for a firetruck to reach Nelson Hill in real-time.

Fine Policy: A Fine Policy was presented to the Board with a direct statement from Alex Lamma to please review. The Board will determine by the next meeting the amounts for 2nd and 3rd violation if the issue is not corrected after 1 month of notification.

Rules & Regulations: A Rules & Regulations Draft was presented to the Board to establish reasonable rules pursuant to Article 2, Section 7 of the Nelson Hill CC&Rs. The Board will review the packet and report back with suggestions and revisions to finalize in the July meeting.

Davis will get in contact with the Pond Maintenance company to evaluate further maintenance.

Meeting adjourned at 7:01 PM