



**Nelson Hill Homeowners Association  
Board of Directors Meeting  
03/10/2024**

**Nelson Hill Playground**

**Minutes**

- I. Call to Order**
  - a. Davis initiated the meeting at 3PM
- II. Roll Call**
  - a. Directors Present: Davis Howell, Elliott Lenz, Bob Finnegan, Alex Lamma
  - b. Directors Absent: Lisa Woods
- III. Proper Conduct**
  - a. Davis explained to everyone to please wait with questions and concerns towards the end of the meeting in order to focus on the meeting agenda.
- IV. Presentation of Reports**
  - a. Treasurer's Report
    - i. Bank Balance: \$41,755.57
    - ii. February Expenses: \$6160.00
  - b. President's Report
    - i. Davis opened his report regarding the Property Owner Association. Current Board has misinformation regarding the process how to transfer. POA Move has been tabled until further notice
- V. Old Business**
  - a. Treasurers Payment
    - i. Reviewed By-Laws: Board Members and Officers cannot be compensated
  - b. Playground Fence Installation
    - i. Successful: Kids & Children seem to enjoy the addition
  - c. Rules & Regulations Draft
    - i. Alex asked Board members to review draft
    - ii. Explained to homeowners that draft is currently under review
      1. Possibly mailout to all homeowners once finalized
- VI. New Business**
  - a. Unpaid Balances
    - i. Total of 123 Properties have not paid assessments
    - ii. Total Unpaid Balances as of 03/10/24: \$20,715
      1. Includes Lawyer Fees and Late Fees
  - b. HOA Dues – Last Update
    - i. 102 Homes have not paid 2024 HOA Dues.
  - c. Lien Filing
    - i. All unpaid assessments are to be send to lawyer for Lien Filing on April 1<sup>st</sup>
  - d. Property Owners Association
    - i. Please see above in President's Report

- e. Bank Discussion
  - i. Current Bank does not serve the needs of neighborhood and Board of Directors
  - ii. Review other banks and bring back to next meeting
- f. Playground – Phase 2
  - i. Discussion was held regarding what the outlook is for the playground. Prioritization is important. What’s next?
    - 1. Playground Equipment
    - 2. Dedicated Sit-Down Place for Meetings
- g. Website Project
  - i. Quickbooks & HOA Express does not serve the needs of the neighborhood
  - ii. Quickbooks \$60 per month except January (\$120) due to feature needs.
  - iii. HOA Express: \$691.20 per year
  - iv. Total Cost: \$1471.20 per year
  - v. Project scope includes finding a complete suit including both (Accounting & Website)
- h. Email Project
  - i. Create emails without being attached to website.
  - ii. HOA Express – If decided to leave, emails cannot be retained.
  - iii. Draft Email Retention Policy for current & future Boards
  - iv. Google Workspace would be an example
- i. Additional Business:
  - i. Lawncare Update
  - ii. Davis proposed changing lawncare companies
    - 1. Cole’s Lawncare
      - a. Homeowner in Nelson Hill
      - b. Interested in maintaining Nelson Hill
      - c. \$1700.00 per month
      - d. Will draft contract and send to company for review

**VII. Open Forum**

- a. The following members spoke and had questions:
  - i. Carolyn Mathis – Cottage Hights
  - ii. Tim Elliff – Bright Creek
  - iii. Denise Fleming – Nelson Hill Place
  - iv. Rosemary Puma – Bright Creek
  - v. Larry Chambless – Addalyn Way
  - vi. John Jones – Nelson Hill Place
  - vii. Alison Bohannan – Willow Round

**VIII. Adjourn**