

**Meeting of Planters HOA Board of Directors
Tuesday October 24, 2024**

The October 2024 meeting of the Planters HOA was brought to order by Clay Gentry, BOD President, at 6:02pm.

Board Members	Present	Absent	Board Members	Present	Absent
Frank Pratt	X		Clay Gentry	X	
AJ Wilson		X	Kyle Hubbard	X	
Chris Wright	X		Judy Butler	X	
Christie Breedlove	X				

- Rachel Bryant, CMA Resident Manager, was in attendance.
- Approval of minutes from the September 2024 HOA Board Meeting:
 - A motion to approve the minutes (with amendments to the amounts of the bank balances) was made by Mr. Hubbard, seconded by Mr. Wright. The motion passes unanimously.

ACC Report

- (Pending)

Date Submitted	Address	Request	Status	Notes
unspecified	170 Colonial Ct.	Painting, Front Door	Pending	

Activities

- Ms. Breedlove will coordinate plans for Cookies With Santa in December.

Budget

- Ms. Bryant provided the Directors with a draft revised budget. The Directors agreed to table a vote on the budget until the November meeting.
- Mr. Hubbard presented the Directors with information regarding projected revenue and expenses. These data were discussed in detail.

Building and Grounds

- A leak in plumbing at the Clubhouse pool will be repaired soon.
- Mr. Gentry spoke with the landscaping contractor about mulch for the three playgrounds. Ms. Bryant stated that she would obtain a second quote from another contractor.
- The Directors discussed extension of the current liability insurance contract with Nationwide Insurance. The deductible is (\$1,000) unchanged.
- Insurance claims for damages the roofs at the pavilion and the clubhouse have been filed.

- A malfunction with the HVAC system at the Clubhouse (faulty door switch) has been repaired by Mike Jones for a cost of \$100.50.
- A junction box for exposed electrical work behind the science entrance to the neighborhood has been installed by a licensed electrician. The Directors discussed the possibility of concealing this junction box, for aesthetic purposes.
- The refrigerator door handle at the clubhouse has been damaged. The Directors decided not to replace the handle that at this time.
- The Directors discussed the high cost of telephone and Internet services at the three common areas. Ms. Bryant stated that she would check with other companies to see if the services can be provided for a reduced cost.
 - Mr. Gentry stated that he has authorized AT&T to communicate with staff at CMA regarding the HOA's current services.
- The Directors discussed replacement of the lights at the pavilion pool. Mr. Wright stated that this job will probably need to be completed within the next 1 to 2 seasons.
- Ms. Bryant stated that she will obtain quotes for pool maintenance contracts for the upcoming season.

Management

- Ms. Bryant and Ms. Wright will work to improve coordination and handling of ACC requests.

Welcoming

- No Report

Nominating

- No Report

Treasurer:

- Bank Balances (as of 09/30/24):
 - Checking: \$161,756.66
 - Savings: \$50,082.71
- The Directors discussed correction of data on the CMA accounts receivable report, which was presented by Ms. Bryant.

Violations:

Address	Violation	Status	Notes
27 Priority Club	Unapproved Fence	Open	No response to first letter. 2 nd letter will be sent. Privileges will suspended 30 days after date of <u>first</u> letter, if the matter is not resolved by then.
170 Colonial Ct.	Painting, Front Door	Open	Door was painted magenta; no MRF has been submitted.

Old Business:

- Notice of the termination of the pest control contract has been sent to CNC
 - Services with Haux will begin in November.


New Business:

- Three Director positions on the Board will be vacated in the foreseeable future:
 - Mr. Pratt has announced that he will resign from the Board of Directors, effective at the end of the Board meeting on 11/12/24. Mr. Pratt stated that he is willing continue to serve on the committee as a homeowner, pending the Board's approval.
 - Mr. Gentry stated that Ms. Wilson has informed him of her intent to resign from the Board of Directors in December.
 - Ms. Butler stated that she intends to resign from the Board of Directors; date TBA.
 - Mr. Gentry stated that he has posted a notice to homeowners about the vacant positions on the HOA's Facebook group.
 - Ms. Bryant stated that she would send a notice of the pending vacancies to homeowners via email.
- Mr. Gentry stated that a new Secretary will need to be elected once Mr. Pratt's resignation is final. The Directors agreed to table this book until next month's Board meeting.
- Mr. Pratt stated that the rules of the Board of Directors has updated, as discussed in recent Board meetings. The revised version has been posted on the HOA's website (<http://www.theplantershoa.com/documents>).
- The HOA's attorney is currently reviewing proposed changes to the Covenants.
 - Once these proposed changes have been approved, a special meeting of the homeowners will be needed to vote on these changes.
- Ms. Bryant stated that she will review the assessment of property taxes for the HOA's properties, to ensure that the assessed values and the amount owed are accurate.
- The Directors discussed the possible need for additional revenue in the next two years. The possibility of obtaining a reserve study and the possible need for a special assessment was discussed.
 - Ms. Bryant stated that she would contact an engineering firm to obtain a quote for reserve study.
- The Directors agreed to modify the frequency of inspections by CMA for monthly to bimonthly, until further notice.
- Ms. Bryant stated that Georgia Power has repaired to streetlights in the neighborhood.

Adjournment

- A motion to adjourn was made by Mr. Butler, and seconded by Mr. Wright. The motion was approved unanimously.
 - The meeting was adjourned by Clay Gentry, President, at 8:00pm.
- The next monthly meeting of the Board of Directors will be held on 11/12/2024 at 6:00pm.

Respectfully Submitted,



Frank G. Pratt III
Secretary

