

1-23-2021 Misty Harbor Annual Community Meeting

Time Start- 1010am

Time Adjourned- 1146am

Number in Attendance- 29

- Meeting brought to order by President. Discussed introductions and positions.
- Board member introduction
- Intent of the meeting stated, opportunity to discuss the past year and events and where we are going
 - Achievements: Pool repairs, Playground Repairs, New building contracts, sold lots to acquire more revenue, Gravel in the back storage area, established contract for pressure washing of the entrance area
- Intent of the board and the process development over the past year.
- Intent of the rules and regulations and the responsibilities of the board and the community
 - As neighbors, we all have responsibility to abide by the covenants of the HOA and ARB regulations.
 - We must police each other and ensure we uphold our contractual obligations inside of the neighborhood.
- New members of the community
 - President addressed and recognized the new members of the community.
- Reading of the prior minutes.
- Budget discussed by the treasurer
 - Increase in unpaid dues, this year 54 owners did not pay for their 2020 dues, started 2021 with \$787,000, an increase of \$85,000 overall, sold two lots that we owned to acquire new revenue.
- New Projects
 - Entrance lighting, RFID Locks in the neighborhood, painting and repairing pool building, Security camera upgrade, due to internet, hard to update, we will carry over 12K into next year, 799,000 cash flow into
 - Mr. Ince asked about RFID at front and back gates walk in and the status of those installations.
 - Board stated that this was still in the works. Mr. Weinkle and Mr. Loveday completed the pool installation of the RFID but did not get to the gates.
 - Members discussed interest in having these RFID locks for the gates. Children losing the keys may cause an increase in cost, so a potential idea arose where we could install keypads with codes for each member for kids to use and would not result in lost RFID tags.
 - Ms. Fewox, reason we were raising homeowner's dues, why? Due to COVID or members not paying? Rob discussed that the reason it went up really was due to inflation and cost of living. Mr. Fewox asked about the cost of owners of owners

with multiple lots and a potential for reduced costs. Mr. Weinkle discussed the reasons of why we increase the dues each year. Ultimately, with inflation and costs for multiple repairs throughout the year around the neighborhood, this increase offsets those items not budgeted.

- New business
 - Comms discussion
 - Secretary briefed the intent of the SLACK App and whether or not we should stick with it.
 - Mr. Ince stated he was not a fan of the App. Not very user friendly. Voiced that he would like to use Facebook as a means of communication. Due to constraints in the covenants, we are unable to use it as a means of communication.
 - Mrs. Smith stated that she does not use either Facebook or Slack and asked why we could not use email.
 - Secretary stated that we can use email as a secondary means, if needed, but wanted a way to announce immediate issues in the neighborhood.
 - Mr. Weinkle stated that emails are being used as the primary means to contact the security members of the neighborhood.
 - A vote was held at the call of the secretary. All members voted that email and the website would be the primary means of communication and the neighborhood would no longer use Slack. Facebook, under a different spelling of the name 'Misty Harbour,' would be a non-official means of communicating what gets put out on the website or email. This would also be done vice versa. Mr. Weinkle stated that he would activate the blog function on the website for mass communication.
 - Security update
 - Mrs. Weinkle discussed the security update and reminded the neighborhood of the rules and regulations when it came to allowing non-members into the community and the proper reporting of illicit activity. She handed out a bulletin of contact info and reminder of rules to the neighborhood.
 - Mr. Hobson asked why we can just use the back gate when front gate it broken i.e. chain and lock the front gate.
 - President stated that this could be a security and emergency concern. Emergency vehicles use the front gate as that is where their info works. This is why the gates default open in a power outage or malfunction.
 - Mr. Pedigo: Front gates barcode reader not working, potentially too close to the reader?
 - Mr. and Mrs. Weinkle stated that glass was cleaned and scanner adjusted and increased it by 8ft.
 - Mr. Goins ask what kind of timeline for RFID for installment
 - Board members did not have a hard date, but did want to look into the keypad and other RFID options.
 - Mrs. Courchene, asked if we had a price for fiber optic installation.

- Mr. Weinkle responded that TDS is not cooperative. Quote for Sunrise is about \$70,000. However, we can own the fiber optic system in the community and request if we can own the network through a third party. Issues with liability and maintenance if we go that route.
 - Review of Covenants and board rules and regulations requested to be pushed to the right by the end of the year for the 5-year review due to COVID and upcoming changes to the ARB instruction.
 - 3rd party management discussed, President stated we not there yet. Secretary stated that we do have an unofficial quote. Point up for discussion only. There is a greater requirement for subcommittees. Neighbors should get together and discuss subcommittees and step up to assist.
- ARB Discussion
 - Mr. Weinkle headed the discussion with the neighborhood.
 - ARB is very active with homes getting built in the community.
 - Problems with contractors and security issues. People complaining up rather than solving the problem along the way when it comes to trash around the neighborhood. Mr. Weinkle requested if a member sees floating trash they please pick it up rather than leaving it and reporting it.
 - Discussed a review of what the ARB does.
 - Problem we have is we have an uncooperative builder trying to apply to build in the neighborhood. This is part of the reason the changes to the ARB must go into writing.
 - When a member purchases a lot in here, they sign the covenants. The entire community has responsibilities as homeowners. It is difficult to change covenants because it is a legal contract under the state and county regulations. Closing attorney is responsible to inform the buyers of the detail of what could kill the sale.
 - Under GA state law the closing attorney shall put contract in front of you and you sign acknowledging it.
 - Board can change the rules and regulations within the standards of the covenants.
 - ARB is working to update the rules and regulations which is why we are having these difficulties.
 - Feb 6th at tennis courts for discussion of new guidelines at 1000am.
 - Builders are taking advantage of cheap lots to build model homes, hurts values of current homes
 - Spec homes are minimum square foot homes that are not meant to contribute to the community
 - Drexel is building good homes but are on the edge of making model homes for other builders.
 - Future homeowners may have problems selling their homes if the drainage is not right or home does not meet low country setting
- Community Input

- Judy Cressman, Lighthouse circle: repaving the roads, lighthouse and sunset full of potholes. Are we looking into it?
 - Board answered with: Yes we are, get the divots repaired, they are due to poor construction of only that section. What the community needs is someone who can help us find the direction for repairs for this.
- Ms. Cressman: getting tax bills, why aren't they getting re-routed.
 - We may have fixed this with a visit to the county. Board will look into the address and ensure this gets fixed.
- 5 minute recess for counting of ballots***
- Votes tallied
 - New members of the board, Cyndee Olson, Steve Weinkle, Sean Ince
 - Three spots announced.
- Adjourned at 1146am