

Annual Board Meeting 4.11.17

The annual board meeting for the Nichols Landing HOA was held at Grace Baptist Church, and was called to order at 7:02. Board Members present: Howard Reed, Jim Killam, Rhonda Storer, Wendy Howe and Sandy Blagg. Homeowners present: about 25 adults.

Howard called the meeting to order and welcomed everyone. He introduced the current Board, and thanked Mike Maguire and Ron Simpson for their service in the past years.

Howard talked about the budget for 2017, giving everyone a copy of February's financials. He also discussed those homeowners who are delinquent in paying their dues. Heritage Collection department will send letters. If that doesn't result in payment, those homeowners will be sent to Magnum, the legal department for recovering dues. These are homeowners who are several years delinquent. Since liens on properties only have an effect when the home is placed on the market, the Board will pursue homeowners (through Magnum) by reporting them to the Credit Bureau, and garnishing wages, if needed.

Rhonda discussed the need to keep our neighborhood new and fresh for all of us to enjoy, in addition to new buyers who are looking in our community. She talked about our new landscaping around the pool and pool entrance, as well as the reasons for removing the trees around the tennis courts. The roots of the mature pine trees were growing under the asphalt of the courts, breaking them up. By removing the trees we have drastically slowed the deterioration of the courts. In a few years we will discuss resurfacing or replacing the courts.

Jim reported on the sidewalk repair in 13 places around our community. He also noted that we had the county complete a sign inventory of our neighborhood. The county put up additional "Child At Play" and speed limit signs on Autumn Glen and Nichols Landing Way. They also replaced some faded signs, at no cost to us.

The monthly inspections by Heritage have begun again. The first inspection has resulted in eight new violations, the most common are leaving the garbage cans out in view and bare spots around trees. These areas need to be mulched or sodded.

Jim also informed those present that if anyone has large, bulky items that need to be picked up by the garbage truck, they should call Republic. They will schedule a pickup day and send a different truck to get those items.

He reminded everyone that the streets are public property, therefore are under the jurisdiction of Gwinnett county. If parking is in front of a fire hydrant, or too far away from the curb, or if the car is facing the wrong direction, the police can issue a citation. If you see those violations, call the police.

Jim reported that if you need to have a tree removed, you need to contact the ACC, and also call the county to find out location of gas and water lines.

Also, if you are having any work done to the exterior of your home, or installing a fence, etc, you need to fill out the ACC form, found on the website, before doing any work.

The County Code Enforcement is a resource that has been used to get some violations and issues resolved. The house fire at the end of Nichols Landing Way was reported to them. The bank owns that house and has 60-90 days after all investigations are closed, to get permits to either tear it down or rebuild.

Jim reminded us that all residents are able to call the police if any suspicious cars or activity are seen. The Board is **not** the neighborhood police force.

The HOA dues for 2018 will probably be raised. It has remained the same (\$370) for many years, and has only been increased once. One homeowner reminded everyone that putting aside \$31/month will cover the \$370.

Some questions were raised about the bank balances. Those answers will be forthcoming by the next meeting, and will be reported in the Minutes for May.

Wendy discussed the pool opening on May 26 at 6:00pm. We are looking for someone to lead the pool opening party. All homeowners who have paid their dues will have their fobs activated. New homeowners can receive their fobs by mid May. The new Board will be learning the fob system later this month. Wendy also informed everyone that **bringing glass into the pool is strictly prohibited**. We have cameras all around the pool and parking lot, so we can see who is leaving the mess and what is occurring there.

It was asked what the date is for the spring yard sale. It was suggested, and agreed, to have it over the first weekend in May. The banner advertising it will be installed the Sunday before.

Jim discussed the board positions that are needed. We are looking for a Treasurer, Secretary, and a Member-At-Large. Patricia McKenzie, Thanya Puyen and Kristin Simmons all volunteered to serve this term. Jim and Rhonda's terms still have another year to fulfill. We distributed the ballots, everyone voted, and the following people will be on the new board:

Jim Killam	Patricia McKenzie
Thanya Puyen	Rhonda Storer
Kristin Simmons	Sandy Blagg

The new board will meet within two weeks to discuss positions and responsibilities.

The meeting was adjourned at 8:25 pm.