

**Savannah Oaks Homeowners Association
Minutes of the Annual Meeting of the SOHOA
February 27, 2020
7PM**

Location of Meeting:

Country Inn & Suites
925 Highway 124
Braselton GA 30517

Present at Meeting: Scott Knuteson, Rob Nowakowski, Board Members.
Approximately 28 homeowners/members

I. Welcome and Call to order

- The regular meeting of the SOHOA of Savannah Oaks Homeowners Association was called to order at 7:00PM on February 27, 2020 at Country Inn & Suites by Scott Knuteson.
- The notice for SOHOA Annual Meeting was mistakenly not given withing the 21 day time-frame set forth in the covenants, so after speaking to the organizations lawyer we have an option for a "Special Call" meeting which requires a 7 day notice and that which we were in compliance of in order to vote on making this our Annual 2020 meeting. A motion was set to have this be the Annual Meeting for 2020, a second, and the I's have it with vocal vote. The motion passes unanimously so this meeting will serve as the annual meeting.

II. Approval of Agenda

- Every member received a copy of the agenda for the meeting with no objections.
- Each titled heading in this document corresponds to the agenda.

III. Reports and old business

1. Financial Reports

Faye distributed a current financial summary as of February 27, 2020 and Project expenditures for 2020. Last report was October 7th 2019. Since then total deposits \$4550 Expenses \$6862.61 Projected expenditures for 2020 were read to the group. Section V item 3 goes into greater details on the proposed budget. Open discussion questions on financial reports, questioned if competitive bidding was done yearly and it was found the cheaper services were not proper caliber work. Determined what areas are common areas to treat and maintain.

2. Development around Savannah Oaks

7:15 Concerns about parking on street were raised by homeowners. Specifically commercial vans and workers block the view and park too far from the side of the street. Baringer Point has some similar complaints about accidents at the subdivision entrance by the blind curve/blind hill, SOHOA takes care to keep the bushes trimmed. On east bay because it's such a long straight stretch it's easy to exceed the speed limit when it's a 25mph zone.

There has been movement on the north side owned by a racing group, open to the floor to see what we in the community want to engage in.

3. Safety and Security

Safety concerns are traffic speeding no speed humps, drivers parked on street, utility van and the like but personal cars overnight concerns were raised blind curves and hills in absence of speed bumps to obey the speed limit. Concerns brought up about teenage and young drivers and asking recourse. Recourse can be going to county to request possibility for speed humps at one point they were considering doing a study to template off another county and then move forward but it never got off the ground which was disappointed. Speed limit sign posted at entrance – asked if creative solution Parking on street overnight, not allowed to park at night.

Member has problem with East Bay St with cars parked on both sides of road and also landscaping trucks so you can't see over the hill that causes a safety concern. Covenants prohibit parking overnight don't hesitate talking to your neighbor but if you are not comfortable with confrontation send an email to the board or the HOA services company.

Second member asked what kind of recourse is available – there are no speed bumps and they would be advantageous to have on East Bay but we have no control outside the subdivision as far as speeding cars/curves/hills.

Third member also brought up neighbors not obeying the speed limit. When children are at play coupled with no sidewalks, blind curves, and hills in absence of speed bumps. Concerns brought up about teenage and young drivers speeding and asking recourse. Recourse can be going to county to request possibility for speed humps-- at one point they were considering doing a study to template off another county and then move forward but it never got off the ground which was disappointing. Speed limit sign posted at entrance – asked if creative solution to add speed limit signs or have some deterrent. Also parking on the street overnight is prohibited but many houses have cars parked overnight. Board asked about flashing temporary sign from city. Landscaping member brought up how it's unavoidable to not park on the street but they try to get in and out quickly and some will setup cones based on their individual safety and insurance policy and practice. Moving on from topic due to time constraints.

4. HOA Services Presentation

Nancy and Mark with HOA Services Agency are guests here to provide information on what they do for the HOA Services Presentation. They have been in industry since 1988. Local to Hoschton and local presence. When first called to come in for covenant inspections were not done in a long time knew challenging and make people angry. Drove around 3 hours to get baseline – because they do not have homeowners email addresses which hinders communication. They would like to communicate so they can notify a drive will be happening, as well as after the drive they can email with some suggestions and vendor Violation Response Forms– to trigger homeowners to call them.

When homeowners aired grievances about unattainable violations, often felt they were being targeted for minor infractions. Nancy and Mark assure they were only doing their job. Certain violations were perceived as “using a blowtorch to kill a mosquito” where residents have brought up examples where a violation letter was sent for examples beyond normal control and recourse. Examples such as grass that cannot grow in certain areas regardless of the amount of mowing and fertilizer. HOA Services reiterated that they have no malicious intent, are not being paid for the number of houses served or hourly.

HOA Services assured they look at the governing documents/covenants clarified they do not operate to pick on any home in particular and recommended increased communication and response to violation letters. Homeowners expressed they violation letters specifically the content that was nitpicky or shooting squirrels with a bazooka.

95 homes in our neighborhood with covenants we agreed to be bound by. We have duty to everyone in neighborhood to uphold covenants. If we decide to vote to do away with covenants which is not likely, they are legally binding and we should be cognizant and obligated to follow the covenants. Some disagree the board is indemnified but we do appreciate engagement. Echo about violation letters and they have been helpful when called.

V. New Business

1. Amendment; consolidate dues payments

Proposed HOA Dues Amendment was shared and voting ballots were distributed. Currently dues are paid on the anniversary date of the closing date of the home, and invoices that must be sent every month is a bookkeeping nightmare. For efficiency we propose assessing annual dues on the same date every year and to give everyone plenty of time to prepare, no annual assessments will be due from the date of the adoption of the amendment to August 1, 2020. The amendment states ARTICLE IV, ASSESSMENTS, Section 2 Annual Assessments proposed new language: Annual assessment for each lot will be \$150 payable on August 1st each year and subject to future adjustments by the Association, and/or unless changed as provided in Section 3 of this Article.

2. Board member nominations and installation.

Volunteers were nominated and voted in to fill the vacant board seats. Current board with newly appointed representatives: Scott Knuteson, Rob Nowakowski, Andy Yother, Heather Sanchez, and Melissa Shelton

3. Budget Approval

Discussed competitive bidding and RFQs for landscaping. Members brought up when the HOA used a cheaper service the quality was poor so no new changes are in the works to replace the current service. Needs for new bushes during drought, pressure washing fences, treatment for weeds – Cesar Landscaping will keep as the service provider for SOHOA

Projected Expenditures for 2020: \$14,728.40 includes Landscaping, Liability insurance, common area treatment, lien filing, miscellaneous expenses, Income tax preparation, Barrow County tax, street lights, annual meeting room expense, PO Box/stamps, Secretary of State registration, HOA Monitoring Service.

VI. Adjournment

At 9:03pm the meeting was adjourned by Scott Knuteson. The next meeting is TBD.