

The Pines Home Owner's Association

Annual Meeting Minutes

October 5, 2019

Meeting was called to order at 10.09am by President Mary Lou Froberg.

Officers present: Mary Lou Froberg, Terry Gale, Gordon Savage, Pam Malone, John Malone, Diane Holbrook. Absent: Rae Ann DeCuio.

Diane Holbrook presented a report on the roll-off rented in the spring. It was a success and filled in 2 days with mainly dead tree branches. Was discussed to make this an annual occurrence. John Malone made a motion to rent a roll off in the spring, 2020 not to exceed \$500 for HOA members to use for free. Non-members would be charged \$20. Gordon Savage seconded. Motion passed unanimously.

Chipping of tree branches was also discussed. Mike Walker is to obtain quotes from Shady Tree and Matt's Maintenance for rental of commercial chipper. Terry Gale made a motion that the association rent a chipper in spring, 2020, not to exceed \$1,000 at no cost to HOA members and \$20 for Non-members. Homeowners would be allowed to take back mulch day of chipping. Mary Lou Froberg seconded. Motion passed unanimously.

Minutes of the September 22, 2018 meeting were reviewed. Diane Holbrook made a motion to accept the minutes. Terry Gale seconded. Motion passed unanimously.

Treasurer's report was presented.

Rae Ann DeCuio is working on getting a section of ThePineson21.com website segregated and requiring a password. In that section, a directory of all homeowners in The Pines will be listed along with their contact information (if they provide it). Recommended that a flyer be posted by the mailboxes once the website segregation is complete to notify homeowners.

Mark Putch presented a report on the newly adopted Elbert County Zoning Regulations, Resolution 1921, Amendment 2 effective 7/25/19 concerning Accessory Dwelling Units (ADU). Discussion of how covenants would need to be changed to prevent an ADU. Decision to wait until next year to allow time for more details to be finalized concerning the amendment.

Suggestion to include on the website information about the steps needed to perfect resident's well water rights which would allow homeowners to access other aquifers besides the Upper Dawson.

Request made to add to covenants regulation that would prohibit Airbnb for money which is considered a business. Such an amendment would require a 2/3 vote of every household of paying members.

Terry Gale is to ask his law firm if they have someone who could assist with a review and possible amendments of the HOA covenants.

Election of officers for 2 year terms: Mary Lou Froberg, Rae Ann DeCuio, Diane Holbrook, Brooke Momblow.

Motion to adjourn made by Gordon Savage. Seconded by Terry Gale. Meeting adjourned at 12:15pm.