

**Meeting:** Double Knob Property Owners Association (DK-POA) Annual Meeting

**Date:** October 26, 2019

**Attendees:** POA Officers in attendance: Jeff Nichols (P), John Weathers (T), Joe Bellacosa (VP) and Nancy Bellacosa (S)  
65 Community members in attendance

**Location:** Boardtown Road Community Center, Ellijay GA

**Agenda:**

- Meeting called to order
- Call to approve 2018 POA meeting minutes - Minutes approved
- Affirmation of POA Mission
- Summary of 2019 Activity
  - Federal & State Tax records brought up to date
  - POA By-Laws have been updated
  - POA charter as reviewed and voted on in past meetings is the road only: specifically, Big Ben Road for the first 1.1 miles of common road from Boardtown Road + .3 mile up Gobbler and Big Ben at split). In past POA meetings, it has been discussed and voted NOT to expand in scope.

**POA Communications Update – Nancy Bellacosa**

- Email Updates: POA will continue emails to provide updates to home owners. Two email newsletters are planned for 2020
- Facebook Group: The Info group on Facebook is meant for general communications exchange and is not directly affiliated with the POA. Property owners are encouraged to use the POA Yahoo email address to communicate with the POA Board for any POA issues.
- Yearly mailing of annual meeting minutes and road contribution request will continue and mailed in November each year. Also, annual postcard mailing "save the date" for annual meeting dates will also be continued and sent in early September.
- Fire Safety: Double Knob continues to be a Firewise Community and Fire Safety recommendations were distributed. Also, professional chimney cleaning is highly recommended since chimney fires are highly dangerous and deadly.

**POA Finance Update – John Weathers**

- Review of finance statement
- Checking balance \$15,843.59 as of 10/21/19
- Money Market balance \$63,183.15 as of 9/30/19 - confirmed to be FDIC insured
- Deposits - \$23,928.98
  - \$23,900.00 Property Owner contributions
  - \$28.98 Bank error
- Expense - \$22,000.73
  - Road Maintenance - \$17,215.00
  - Admin Expense - \$4,785.73
- 35% of Property Owners contributed in FY2019.

- Stamped return envelope will not be included in 2020 mailer. Property Owners are encouraged to use their banking institution's Bill-Payer application to end payments. Instructions for Bill-Payer set up are included at the end of the minutes.
- Monthly posting of Paid Property Owners to be posted on POA Website - doubleknobpoa.com

### **POA Road Maintenance – Joe Bellacosa**

- Road maintenance is the only reason for POA existence
- Current conditions
  - Using a reactive approach to maintenance having work done when road conditions deteriorate. Grading without rain is wasteful since 17% moisture is needed to make grading and gravel deployment effective
  - Currently using Simmons Grading
- Road Project Strategic Plan
  - Pro-active two-step approach
  - Major Investment to re-grade and resurface Gobbler Knob Rd using one of three approaches
    - Gravel/Crush-and-run over fabric material
    - Asphalt/Blacktop
    - Tar-and-chip traditional rural roadway surface
  - Solicit regular maintenance program
- Strategic plan is to make long term investment to spend less annually with regular maintenance
- Full plan narrative to be posted on POA website

***During this discussion, one of our neighbors, Paul Craft, liked the Road Project so much that he doubled his annual contribution. Several other neighbors followed Paul's lead and increased their contribution.***

### **New Business & Motions**

- Motion and approval to authorize POA Board to investigate and fund Strategic Road Project
- Motion and approval to post formal POA financial statement
- The overall consensus among all attendees is that the major contributing factor to road damage comes from cabin rental clients. This resulted in a Motion and approval to increase annual contributions from cabin rental properties from current residence fee of \$250 to \$400 per rental cabin.
- Motion and approval to re-elect current board officers
  - Jeff Nichols –President
  - Joe Bellacosa-Vice President
  - John Weathers-Treasurer
  - Nancy Bellacosa-Secretary
- Motion and approval to continue with current fee schedule of \$250 for residences, \$100 for property only, \$500 for Construction impact and the addition of a \$400 fee for cabin rental properties.

### **Shaw Lake Dam - Enger Dickey**

- State of GA designated Shaw Lake Dam as a Class 1 dam
- Requires a Flood Inundation Plan
- Emergency Action Plan could cost as much as \$15,000
- Call for a Voluntary POA for Dam-impacted properties

### **Call to close 2019 meeting**

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## **Other NOTES/COMMENTS – NOT POA BUSINESS:**

### Community Volunteerism & Acknowledgements...

- Community mailboxes expanded & sheltered but needs further expansion. Individual mailboxes once assigned cannot be re-used. Those wanting a mailbox must sign up at the Post Office
- Mailbox Protective Structure: special thank you to Rad and all others for coordinating
- Litter/Trash Removal: Thanks to Amy & Derek Jablonski and Beth Rubio for litter clean-up.
- Reminder: Litter pick up day scheduled for Saturday, November 16. Neighbors are encouraged to join the clean-up project.
- Road Sign & Entrance: continued thank you again to Randall Mullen for continuing the front entrance beautification work. Donations to this effort can be made by checks payable to Double Knob Mountain Landscaping Fund. Randall's address is 1080 Peachtree St #1005 Atlanta, GA 30309-6808.
- Reminder: Plastic jugs at entrance reminder are for watering the flowers; residents are encouraged to pour/refill as often as willing under a self-service model

### **Banking Institution Bill-Payer Instructions**

Please consider paying your POA Annual Dues via Online Bill Pay. Most banks offer this as a free service:

- Log onto your online banking website and find “bill pay” in the menu
- You'll probably have to set up the DOUBLE KNOB POA as a PAYEE. With the following:
  - Double Knob POA
  - Post Office Box 696
  - Blue Ridge, Georgia 30513
- Once that's done, simply create a check payment to the POA based on the appropriate amount:
  - \$500 for impact/construction fee
  - \$400 per Rental Property
  - \$250 per house
  - \$100 per lot