

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

Meeting Date: October 8, 2016

Attendees:

<i>22 in attendance</i>
2016 POA Officers in attendance: Joseph Miller, Scott Nichols, Wendy Miller and Beth Rubio

Location: 199 Amy Creek Circle, Ellijay GA

General Notes:

1. Meeting called to order by:
 - a. Joe Miller
 - b. Seconded by: Beth Rubio
2. Motion to approve 2015 POA meeting minutes
 - a. Motion by: Beth Rubio
 - b. Seconded by: Wendy Miller
 - c. Announced: all POA mailers go to tax record addresses unless otherwise specified
3. Affirmation of POA Mission – by Joe Miller
 - a. POA charter is the road only (Big Ben - first 1.1 miles of common road from Boardtown Road + .3 mile up Gobbler and Big Bend at split) no intention to expand scope
 - b. A motion was raised by Jim Fraley to put the original charter on the website, seconded by Scott Nichols
4. Year in Review – by Joe Miller
 - a. Update on regular maintenance with Phil Simons Grading from Ellijay
 - i. POA utilizes Phil Simons grading to crown/maintain the roads. The goal is for grading to occur 1-2 times per month or as needed dependent on weather. Grading is most effective just after a rain.
 1. Intent is to continue with Simons grading.
 - ii. Investigation of alternative “hot tar and tac” w/ crush treatment...
 1. Acts as a binding agent on hill areas to keep from wash boarding (like near Board-town and many county roads)
 2. After discussion with Phil; he believes it would work fine on first two hills and even Gobbler
 3. Cost is per sq foot of road done will vary based on then current oil prices – an earlier estimate for 350 foot section was \$5000; may be more for third coating
 4. Needs to be done between April - Sept (due to temperature; do not do in winter)
 5. Phil recommends if/where we do – ensure triple coating/application; should last 7-10 years and is easily touched up
 6. Road would still be mostly gravel
 7. Road would need to be closed for only a very short period (until rocked) – typically 30 min to an hour
 - b. Fall / Winter Efforts
 - i. fall end / Pre-Winter – Simons Grading clean all ditches and culverts and add several more loads of gravel to the road
 - ii. Culvert will be completed where “land slide” cut across road
 - c. Email Updates

- i. POA will continue emails to provide updates to home owners; ask that owners provide updated emails if you want to receive the email updates
 - d. Postcard Mailing
 - i. We are required 1x annually (due to being a LLC) to do a mailer; this will continue.
 - e. Reminder:
 - i. Current POA web site: www.doubleknobpoa.com
 - ii. Current: POA EMAIL: doubleknobpoa@yahoo.com
 - iii. Current POA post office box is in Blue Ridge for convenience
 - f. Finance Update – by Scott Nichols
 - i. Current Money Market balance: \$53,094.49
 - ii. Current Checking balance: \$23,028.24
 - iii. Current year deposits: \$19,500; compared to \$21,525 the prior year.
 - iv. Current year expenses: \$9,830 compared \$16,876 last year.
 - v. A motion was made to have the books professionally audited on a regular basis, maybe every three years.
 - 1. Motion by: Jim Fralys
 - 2. Seconded by: Scott Nichols
 - 3. Motion approved by all / no rejections
- 5. Ongoing Next Steps / Needs
 - a. Email Communications
 - i. Will continue email campaigns, focus on getting and maintaining email addresses
 - b. Community Watch
 - i. Encourage neighbors to keep an eye of cars/people coming and going within reason
 - c. Volunteering – Road Sign / Entrance
 - i. Thank you to Randall Mullen for continuing the front entrance work.
 - ii. 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
- 6. New Business for POA Membership Vote
 - a. Motion to remain with Simons Grading?
 - i. *Motion by: Joe Miller*
 - ii. *Seconded by: Beth Rubio*
 - iii. *Motion approved by all / no rejections*
 - b. Motion to continue with current officers
 - i. *Motion by: Joe Miller*
 - ii. *Seconded by: Beth Rubio*
 - iii. *Motion approved by all / no rejections*
 - 1. *Officers for the 2016-2017 POA year:*
 - *Scott Nichols: Treasurer*
 - *Joseph Miller: President*
 - *Beth Rubio: Secretary*
 - *Wendy Miller: Vice President*
 - c. Motion to retain existing Fee Schedule
 - i. Motion to retain existing annual POA fees: \$250 per home, \$500 impact (building fee); \$100 for an empty lot
 - 1. *Motion by: Joe Miller*
 - 2. *Seconded by: Beth Rubio*
 - 3. *Motion approved by all / no rejections*
 - d. Motion to approve widening of first hill where erosion is cutting in:
 - i. Researching needed approvals (planning commission re: right of way / also called the land owners; no response)
 - ii. Proposed: widening road back to 18 feet (+ about 6 feet) to allow 2 cars to pass over an estimated 300 feet of hill
 - iii. Simons estimated at around \$4000 to complete
 - 1. *Motion by: Scott Nichols*

2. *Seconded by: Wendy Miller*
 3. *Motion approved by all / no rejections*
- e. Optional: Motion to broaden scope of POA to include a new/incremental 16 unit post office box?
- i. Post office cannot reassign existing boxes, without consent of current box assignees, and does not install new boxes
 - ii. Idea is to install a new, fourth box, funded by the POA, and allow existing, paying POA members to move into the new box opening up slots in the existing boxes where the POA has no governance.
 1. *Motion not passed. The community individually will deal with this.*
- f. Optional: Motion to approve board to spend funds to try tar and pack on initial road hill on first section of road when/if Simons is approved to widen
1. *Motion by: Joe Miller*
 2. *Seconded by: Robert Crowley*
 3. *Motion approved by all / no rejections*

OTHER

- **POA response highlights** to the inquiry by home owner Ron Caldwell re: reserves and continuance to request road funds...
 - *It's important to understand the POA did not always collect funds to cover annual expenses or maintain the road the way we have in the past several years; and only in recent years have we enjoyed a run of positive surplus.*
 - *In previous annual POA meetings the POA board has openly discussed with attendees:*
 - *The importance of growing a special reserve or rainy day fund - as the POA is completely voluntary with no mechanism to levy an assessment to residents in the event of a major road issue. Attendees at the annual POA meeting have supported this position.*
 - *Maintaining, and not increasing, annual fee requests due to now having a surplus and the importance of continuing collection even with a reserve. Attendees have agreed the fees are nominal, reasonable and that there is value in growing the fund.*
 - *Regarding the reserve – while it is healthy we are also anticipating in coming years the need for some larger preventative investments outside of normal maintenance cycles: i.e. Widening of the road and re-ditching on the initial steep hill as you approach or leave Boardtown Road where erosion will eventually be an issue; replacement of several culverts; and the ability to have the option to try in targeted spots “hard surfacing applications.” These are only a few examples discussed in the past annual meeting; know that each of which would likely be significant investments (5-digit) in and above annual maintenance investments.*
- **Landslide:** lower portion of the road was cleared and repaired; Simons will add a culvert and several loads of rock as part of the fall/winter prep
- **Kudzu Discussion:** there is a large amount on kudzu at the side of the road where the first big hill going up Gobbler is. It is taking out a lot of trees and we are worried it will start to erode the hillside and create a problem for the road up top and below. Many suggestions for mitigating it were brought up. Two homeowners mentioned renting sheep to eat the kudzu. The board will research options on what can be done and will proceed once they have a clear path forward.
- **Historic item:** Paving the main road – has this been raised in the past?
 - YES – raised every year; has been determined as cost prohibitive
 - POA Board has information on a tar/cement crush substitute to paving

Meeting adjourned.