

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

Date: October 6, 2018

Attendees: POA Officers in attendance: Joseph Miller (P), Scott Nichols (T), Wendy Miller (VP) and Beth Rubio (S)
37 Community members in attendance

Location: 199 Amy Creek Circle, Ellijay GA

Agenda:

- Meeting called to order
- Call to approve 2017 POA meeting minutes - Minutes approved
- Affirmation of POA Mission
- 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.

Year in Review – by Joe Miller

- Update on regular maintenance with Phil Simons Grading from Ellijay
 - 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.
 - There are times due to equipment failures, Simons Grading has not been able to work the road after rains when needed
 - Simons did complete the widening of the bottom hill of the Big Ben road as voted and approved
- Fall / Winter 2018 Efforts
 - Plan is for Simons Grading to clean all ditches and culverts and add several more loads of gravel to the road - subject to precipitation.
 - Plan is for Simons Grading, if available, to apply and pack “asphalt milling” in the valley and step ascend of Gobbler Knob as part of the fall efforts (pending availability of materials); cost is comparable to gravel application
- Update on past meeting motions approved & requests
 - Motion approved: Widening of the road (first hill)
 - Reminder: county records did not have the right of way documented; however, this was confirmed by email with Frank & Barbara Russell; the community has a confirmed 40’ right of way
 - Completed road widening with Phil Simmons Q4 2017

POA Communications Update – Wendy Miller

- Email Updates: POA will continue emails to provide updates to home owners; ask that owners provide updated emails if you want to receive the email updates
- Postcard Mailing - Required 1x annually (due to being a LLC) to do a mailer; this will continue

POA Finance Update – Scott Nichols

- Review of finance spreadsheet
- Checking balance \$13,723.30
- Money Market balance \$63,147.98

New Business & Motions

- Motion and approval to continue with Simons Grading
- Motion and approval to elect new board officers - New board officers elected:
 - Jeff Nichols –President
 - Joe Bellacosa-Vice President
 - John Weathers-Treasurer
 - Nancy Bellacosa-Secretary
- Motion and approval to continue with current fee schedule
- Existing annual POA fees: \$250 per home, \$500 impact (building fee); \$100 for an empty lot

Call to close 2018 meeting

Other NOTES/COMMENTS – NOT POA BUSINESS:

Community Volunteerism & Acknowledgements...

- Mailbox Protective Structure: special thank you to Rad and all others for coordinating
- Community Watch: remind/encourage neighbors to keep an eye of cars/people coming and going within reason
- Road Sign & Entrance: continued thank you again to Randall Mullen for continuing the front entrance beautification work.
- 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
- Thank you to Ron, Rad and Josh for help opening the roads after the summer micro-burst storm