

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

Workshop Date: October 4, 2014

Attendees:

<i>22 in attendance</i>
2013-2014 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: Mark Reeves
2. Motion to approve 2013-2014 POA meeting minutes
 - a. Motion by: Beth Rubio
 - b. Seconded by: Vicki Robertson
 - c. Announced: all POA mailers go to tax record addresses unless otherwise specified
3. Affirmation of POA Mission
 - a. History provided by Joe Miller.
 - b. 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
4. Year in Review
 - 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 2-3 times per month. Frequency is dependent on rain. Grading is most effective just after a rain.
 - ii. Intent is to continue with Simons grading.
 - iii. Getting quote on crushed tar as a sort of binding agent on the hills. the intent is to hold the hills together longer/better.
 - iv. Will continue to evaluate all options to help maintain the road
 - v. Rolling in of the road was suggested once the gravel is down, Joe will suggest to Phill.
 - b. Fall / Winter Efforts
 - i. At fall end – POA will have Simons Grading clean all ditches and culverts

- ii. Pre-winter – POA will have Simons Grading add more gravel to the road
 - c. Email Updates: Wendy Miller
 - 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: POA web site: www.doubleknobepoa.com
 - f. Finance Update
 - i. Scott: \$62,459.68 in the bank between checking and money market accounts
 - ii. Last year's deposits were \$18,700.00 with expenses of \$19,436.66 with \$5, 000 transferred to the money market account.
 - iii. Scott reviewed comparisons of the last three years with the last two about \$100.00 differences on expenses.
 - iv. We can expect growth on the account 5-6k a year. We may need to have a discussion at some point on what to do with the increased dollars. **Currently it is there for any emergency that may come up as a cushion should we ever need it.**
5. Ongoing Next Steps / Needs
- a. "POA Road Maintenance" sign; was added to the road just past the fire sign
 - i. Current: POA WEBSITE: DoubleKnobPOA.com
 - ii. Current: POA EMAIL: doubleknowpoa@yahoo.com
 - b. Email Communications
 - i. Will continue email campaigns, focus on email addresses
 - c. Volunteering
 - i. Thanks to Randal 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
 - d. POA post office box was changed to Blue Ridge for convenience purposes
6. Items For POA Membership Vote
- a. Motion to remain with Simons and look into an alternative / back-up to look into a monthly frequency.
 - i. Seconded.
 - ii. Motion approved by all.
 - b. Motion to continue with current officers
 - i. Seconded

- ii. Officers for the 2014-2015 POA year:
 - 1. Scott Nichols as Treasurer
 - 2. Joseph Miller President
 - 3. Beth Rubio Secretary
 - 4. Wendy Miller s Vice President
- iii. Motion approved by all
- 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
 - ii. Seconded by: Vicki Robertson
 - iii. Approved by all.

QUESTIONS/COMMENTS/OPEN DISCUSSION NOTES

- Paving the main road – has this been raised in the past?
 - YES – raised every year; has been determined as cost prohibitive, **potential hazard for when road freezes and we have ice.**
- Assistance with scraping other parts of the road?
 - The POA covers Big Ben - first 1.1 miles of common road from Boardtown Road + .3 mile up Gobbler and Big Bend at split. It is the responsibility of the homeowners to maintain other parts of the roads.
- Several comments about how good the road is as compared to earlier years.

Meeting closed.