

Eagles Crest @ Reece Mountain POA Board Meeting

September 28, 2014

Location: Community Pavilion at Eagles Crest @ Reece Mountain

Start time: 2:25pm

Board members and at large members in attendance:

Mike & (Regenia) Magill (president)
Jacques & (Sylvia) Fiorella (vice president)
Chris Murphy (treasurer)
Fred & (Andrea) Feltmann (at large)

Opening:

Designation of stand-in secretary to record minutes for this board meeting since secretary Moshe Jacobson not in attendance: Regenia Magill & Chris Murphy

Mike Magill (president) called the meeting to order and introduced himself on what he does professionally for a living. He reviewed his job activities and said that he was getting ready for a log home show in January therefore we need to get as much work done as possible in the short term.

Mike Magill discussed board members attendance for meeting.

- Board members & at large members that emailed they could not attend meeting:
 - Moshe Jacobson (secretary)
 - Gerald Skees (at large)
 - Don Erdman (at large)
 - Norman Dietrich (at large)
- Members contacted via letter but no response was received back:
 - JoAnn Braxton (at large)
 - Roland Tippit (at large)
 - Stephen Cox (at large)
- Members replied from agenda proposal giving Mike Magill their proxy vote to items mentioned in agenda:
 - Norman Dietrich & Gerald Skees

Mike Magill reviewed his Discovery Report Message:

- **Gate Keypad Discovery:**
 - Original gate code was a default code for gate keypad if a code was not set up already. Mike Magill had gate code changed by Appalachian Doors to keep contractors who are no longer providing services & non property-owners out as it has been discovered that non property-owners have been coming onto property without permission or knowledge of any property owner.

- Board members numbers to be added to call in case home owners do not know code or cannot remember code& want to enter property.
- Official 911 address of gate keypad is, 20 Reece Mountain Road, Ellijay, GA per Mitchell Pack of ETC. There is also a phone line connection on the gate keypad. A phone number will be attached to this keypad by next week.
- **Wells / Electric Meters:**
 - All of the wells have been taken out of service except the pavilion and one additional.
 - Four electrical meters have been left on. All others have been turned off to save cost of electric bill since not in use.
- **Landscaping:**
 - Premier has already paid the 4th quarter invoice so the landscaping company (J&D Construction) is paid up through December.
- **Security:** No security cameras found.
- **Tax Question:**
 - Premier Land was supposed to pay 2013 taxes but they were unaware that some property owner's taxes were not paid as bank whom they bought the property from never forwarded tax bills. Premier said not to pay taxes right now until attorney has addressed this issue.
- **Property Assets:**
 - How are assets to be protected? The pressure tanks are probably the most vulnerable items. They had been stolen and were replaced by Premier Land.
- **Storage of Assets:**
 - Storing displays for pavilion & butterfly garden. Bring them back out in the spring of 2015.

Agenda items:

Original Developer Contact

- Mike Magill contacted John Reece – the original developer. Mike asked him about the infrastructure (additional wells that should have been installed). North GA Well Drilling put the original wells into the property. Looking at another well company for future service of well pumps or needed wells.

EMC Account Changes

- Disconnected 7 meters and left 4 meters active; the pavilion, well pump for pavilion, gate, and meter across from lot 31. EMC charging \$250 deposit for first meter, \$100 for each of the other three meters. Old deposit from Premier Land was used to cover the remaining charges from EMC that were due prior to homeowners taking over 9/13/14. There is \$0 balance as of 9/18/14.

Water Wells

- Pump power is disconnected on all but 2 of the wells.
- The pump houses can be easily broken into since the doors have simple locks. Discussion was done regarding upgrading the locks, insulation of well tanks and a possible heater for the pump house to prevent freezing.
- Mike Magill to get with Haithcock Well Drilling to check on cost of blankets for well tanks or suggestions on cost to keep pump houses warm in winter.

Paying for the wells:

- When Phase I homeowners start to build, they will have to pay a tap fee of \$1000 for their connection to wells. They also will be billed separately each month for the increased electrical bills to operate pumps per covenants.

Sprinklers:

- Locations of sprinkler heads discovered. Discussion of activation of 1 additional pump house in spring to provide water for the spring plants (3 zones). This way people will know that there is activity in the neighborhood.

Security:

- Look at the cost of putting in a motion sensor camera at the front gate.
- Mike Magill will talk to Gilmer County Sheriff's Dept. about partnering for security.
- Changed the gate code as non-property owners are entering the property.
- Mike Magill will look into setting up a toll free # for the gate.

Landscaping:

- Invoice received showing that J&D Construction has been paid through January, 2015. J&D is charging \$3600 per qtr. for landscaping.
- Premier stated that he is supposed to mow two times a month. He has not mowed yet this quarter, July - September. Discussion was made that Mike Magill speak with him about this to cut around all meter boxes & trimming shrubbery. Proposal is for J&D to mow through April without charging us anymore. This will give him the ability to bid when bidding is opened for the next contract. No discovery has been made any official contract only invoices.

Front gate lighting:

- Mike Magill is replacing lights as needed and will keep receipts. He is proposing that we have a pole or gate lights installed on right & left side of gates or motion sensor lighting when someone pulls up to gate at night since there are no lights there currently. Mike will look into this.

Plants: Tabled of planting fall plants until spring.

Phone:

- There is fiber optics available to the gate but nothing past that. When the first homeowner builds, they will finish the connections to the rest of the property. Only conduit is installed to each property no lines installed. There will be no cost to POA only each individual homeowner when they establish their phone line.
- Proposed setting up of toll free # for front gate, installation fee will be \$75. If regular # is installed then amount will be approximately \$36.26 per month. Mike Magill will contact ETC regarding having phone line established.

Status of Estate Area:

- Gravel roads need to be maintained so proposed that certain amount of dues be set aside each year in a reserve fund for this and future pavement of roads within the Estate areas and repairs to Phase 1 roads when needed. Mike Magill to get with a grader to get costs for maintenance and the cost for paving in the future.

Website:

- Mike Magill set up websites: www.eaglescrestpoa.org and www.reecemountainpoa.org. These will be used as a way for property owners to communicate with board members.

Treasury Report (Chris Murphy):**POA checking account-**

- Bank statement as of 9/10/14 shows balance of \$266.42 per statement received from Myra at Premier Land at handover meeting 9/13/14.
- Since minutes from handover meeting was received from Myra at Premier Land the account at Wells Fargo will be transferred from Premier Land to POA under Chris Murphy with his name & address on account.
- President Mike Magill & Treasurer Chris Murphy will be designated as the 2 members who will have access to sign any checks. Chris will check with bank to see how easy it will be to have name & address changed on account when another homeowner takes over treasurer position. Chris will be setting up online account.

Active bills

- J & D Construction-landscaping
- ETC phone - to be addressed to Chris Murphy
- Amicalola EMC-lighting for front entrance, pavilion, restrooms, & electricity for pump houses to be addressed to Chris Murphy
- Non-profit Tax Id bill-due May 2015-\$85 yr.

Upcoming bills that need to be paid from invoices /bills received:

- Amicalola Electric for deposits on service established on 3 pump meters (\$450) from Premier Land's name into POA's name
- Appalachian Door & Gate -\$197.67

Dues (past & present)

- Chris Murphy to contact Myra at Premier Land to get list of homeowners that owe past due dues for prior years & 2014.
- Chris will be mailing invoices to all homeowners for past due dues & 2015 dues hopefully by 10/1/14 or as soon as he can get list from Myra.
- A motion was made by Mike Magill to send separate invoices for all lots even ones where homeowners own adjoining lots or multiple separate lots to be billed dues for each lot. Motion was second by Chris Murphy. A vote was taken & approved in favor of this by all attendees.

Articles of Incorporation

Need to be changed from Premier Land to POA. Chris Murphy to fill out paperwork & submit to state of GA.

Insurance on common areas

- Chris Murphy to check with Myra at Premier Land to see if still active and if not who to contact regarding future insurance & amount.

Invoice from Premier Land

- Chris Murphy to check with Myra at Premier Land on invoice received for \$7749.75 owed to River Ridge Properties due 3/1/15 as to what services invoice covered.

Discussions

- A line item budget is needed in future for all expenses for property.
- Letter that will be submitted along with dues invoice was looked over by board members and changes made today at meeting & approved to be submitted with invoice dues.

The following items were submitted for motion to approve, accept & ratify:

1. Send out 2015 invoices and request owners to pay early to aid current budget issues-approved by all attendees
2. Establish a line item budget for 2015 for submission to property owner's by 12/31/14-tabled until future meeting
3. Investigate cost to additional lighting to front gate for added security-Mike Magill to check on
4. Adopt gate keypad to display primary & secondary contacts via phone for access-approved by all attendees
5. Adopt keypad code as 1941-approved by all attendees

6. Adopt activation of gate keypad phone line for remote access-approved but Mike Magill to check on 800 toll free #
7. Investigate cost of installing infrared camera system at front gate-approved by all attendees
8. Discuss with Gilmer County Sheriff's Dept. possible drive through to monitor property-approved by all attendees & Mike Magill to talk to them about partnering with POA for security
9. Install winter plants @ front gate-not approved
10. Winterization of pavilion and restroom plumbing-approved by all attendees to be completed by 10/31/14
11. Approve cost of replacement bulbs to existing front gate lighting-approved by all attendees
12. Study and research cost for paving gravel roads and investments needed-approved by all attendees, Mike Magill to get with a grader for cost of maintenance & cost of paving
13. Study for cost of better locks for well houses-approved by all attendees, Mike Magill to get with AA Anytime Locks & Forest Park Sheet Metal (contacts he uses for his business)
14. Research to determine property fire rating, location & distance to closest fire station to property-approved by all attendees, Mike Magill or Chris Murphy to investigate

Next board meeting was set to be an open meeting for all homeowners for Sat. Oct. 25, 2014. No time or location set yet. Info will be put on website as to time & location of meeting. Also message will be put on letter that is being sent to all homeowners to check website for location & time.

Meeting adjourned and ending at 6:07 pm.