

PLHOA Minutes 6/16/2023

Jennifer Welcome and call the meeting to order

Nancy discussed the issues around keeping up with parliamentary procedure and answered the question about the ownership of the pond dam. The pond dam is owned by the new owner Troy Wilkerson

Improvements to the pond dam being made are for the strengths and rif-raf of the dam and will be improving the 7 foot easement for walking around the pond. Question was asked about pea gravel being laid around the pond but was not mentioned as a definite.

Jennifer reported that Troy messaged her yesterday to discuss the light fixture at the end of the road on Pope Lake Road. Change it to 2 street lamps and Duke Energy told him the existing lights belong ton Pope Lake HOA and discussion around who pays for it. At one point years ago Dave Stepp reported that it belong ed to the HOA. Jennifer shared Troy wanted to know if the HOA is okay with him replacing the current light fixture. Terri suggested the discussion needs to be made with the Joyners and the Memory's. If Troy replaced the light he would incur the cost and would replace the light fixture with 2 and he would pay for the electricity. Dave had a conversation with Troy that he night install light fixtures that are too bright for the neighborhood. Jennifer said Troy said they are similar to the we have. Since everything is LED now it would be more cost effective but would not cause problems for the light issue. May be more attractive and would be more aesthetically pleasing to the neighborhood. The Joyners would be fine with what they put down there. Howard moves that we support Troy replacing our existing wood lamp posts with 2 decorative street lamps on his property as long as those lamps are consistent with the community lighting. Seconded by Ken. All in favor/passed unanimously.

Jennifer shared Troy's appreciation with our patience as an HOA with all of the noise, parking, and really wants to complete the project. Dave Johnson shared how much we appreciate the work he has done above and beyond the Lake and we continue to be patient about the progress being made.

Phil raised a question regarding any back and forth about what he is actually going to do with the Lake. Jennifer said Troy wants to keep the lake private and for recreational use not for the general public. The pond dam is occasionally called a road but it is not road and Michael calls it a road but it is a pond dam not a road. Troy has mentioned building a house but wants to keep it in his family for his family use but not for the public. He wants his son to inherit it. Howard shared Troy's intent is positive. He could have spent half the money and only done halfway but he wants it to be done well and he wants this to be a place for him and his son to "hang out". He is concerned about his liability and understands people going down there creates an issue for him. The thought is he will be somewhat protective of the liability he may have with the lake and is very aware.

Teri raised a concern to the board about our liability to the pond and safety of others around our pond. The insurance company told Howard that unless we are negligent we are covered and the liability would be on Troy if something happened.

Committee Reports:

Ken Barbour: Architectural Committee approved the home plans for the new home being built and it met all requirements.

Treasurer's Report

Andrea gave a detailed report. See attached. Ken made a motion we accept the treasurer's report. Howard seconded. Question regarding the Bookkeeping expenses for the upkeep of the accounting for the HOA. Andrea reported she is being paid for the Treasurer's position at \$35/month. Vote on the treasurer's report as written and passed unanimously.

Neighborhood Issues for Discussion

Jennifer shared one of the greatest complaints about speeding and wreckless driving. Discussions with Jennifer have been about everybody is speeding but the wreckless driving and disrespect to people walking, revving engines, burning rubber, swerving, etc. It seems the more they are asked to stop the more it is done the more they do it. A family was caught launching their vehicle on Pope Lake Road. We have no authority past the pillars of our community. The discussion around the concern in the neighborhood is safety and what we can do to stop it. The community has very little control over either the wrecklessness or speed. Authorities have been called and multiple conversations have been had with community members but little has been done. This conversation has been a part of multiple meetings previously but little to nothing has been done to improve the situation.

Discussion about the insurance to clarify the address and the HOA has to have a physical address or a mailing address that can be a PO Box and the address was given for Juan and Andrea's address because that is what they had. It will need to be changed to the Signorelli's address as the president of the Association. Ken Barbour made a motion that Jennifer be allowed to open a PO Box for HOA at the expense of the HOA for HOA business. Seconded by Teri Walton. Passed unanimously.

Howard moved that Jennifer is the signer on the bank account and forever president. Tammy seconded and approved unanimously.

Meeting adjourned.