

Lake Hills Neighborhood

HOA Annual Meeting: Mills Chapel Baptist Church

Date: 3/11/2025

Call to order: 6:35pm

Welcome Message from HOA President: Charlie Lanier

New Business:

- Rob Dunn has stepped down as Treasurer
 - o Tracie Craig nominated for replacement; second received from homeowner
 - Tracie Craig instated as new treasurer by majority vote of present homeowners
- We've had a few extra board meetings over the last year to really move items forward, update bylaws and modernize the way that we operate.
 - o Pending response from professional: We are having a lake study done to see what is recommended on upkeep and restocking fish for the lake. Once we get the date of the study, we will communicate that and results via the website and Facebook page to homeowners
 - We will be lowering the lake in November 2025 for general maintenance (seawall and dock repair, etc)
 - o At the beach area, we are working to get a picnic style grill installed – we want something that will last with minimal upkeep. The goal is to have it installed by Memorial Day weekend- be on the lookout for our “grand reveal” celebration
- Openings on the board:
 - o Justin Crews nominated as director by Rob Dunn via recommendation letter (approved by majority in attendance)
- Need a volunteer to take over the website:
 - o Paul (?) Volunteered. Joe will help with the transition
- Erosion issues: getting back there and working through it
 - o Silt coming into the lake
 - o Previously we were able to dredge the lake, currently in the process to slow that down and get it to where it's 'better'
 - o City of Atlanta owns that area -> they've purchased

- Need to watch out for Greentop Rd.
- Homeowners reached out about ring camera
 - When walking -> stay on the road, trespassing can be a big deal, don't walk up people's driveways
- Any news on roundabout?
 - No. Charlie has reached out to a few people about it, but we haven't been able to find any information on it. We are trying to find information on that and will communicate as soon as we have firm dates/plans.
- Renters and Lake Rules
 - If renter can present a legitimate lease and HOA dues are paid (whether homeowner or renter pays the dues) they do have lake access.
 - We have no legal recourse against it - unless we have something in the covenants, there's no way to prevent it. They are covered under our liability insurance if the dues are paid, so all rights pass from homeowners to renters
 - Non paying homeowners in the neighborhood will also not be covered.
 - Can discuss all this at the board meeting in April
- Lighting: this has come up at every HOA meeting; we have 10 lights the HOA pays for. You can also get a light from Ga Power and pay additional to have one put there (there's a program where you can apply to be a "streetlight community" with a petition from homeowners. Ga Power will come in and review that, and then we can do that. We've tried in the past, but have not been successful because we need 80% of homeowners to sign and agree to that.
 - Cost is \$15-20/month to put your own - recommend getting the smaller version of the streetlights, the larger ones are extremely bright) *facing the street belongs to HOA, if it faces the house it's the homeowners.

Questions Brought to the board for further research and discussion:

- Our road is a county road - where does that put liability if an accident were to happen on an unlit portion of the county road (how would that come back to us as an HOA? Or would it? *Please discuss in the HOA board meeting in April)

Treasurer Report: (Need the budget to attach to minutes)

- Breakdown of inflow vs. outflow

- Historically, there's not much income left over, but we are bringing in more dues than what we are spending, and the current increased dues should also help with building up our holdings
- Dues are increased this year: \$300 this year and \$200 off lake (all homeowners have the lake access). Currently have around 70% of homeowners paying, that's amazing and a huge increase from past years.
 - Goal is to build up a savings account
 - Current approach is to get newcomers to pay dues
 - Adding value to the neighborhood
 - Grills, meeting sign, etc.
 - Increases in bills:
 - Electricity rose quite a bit between 23-24
 - Lawn care rose dramatically: it's the way we are billed, but it's fairly consistent. That's just how the bills roll out