



MINUTES

HOA Board Meeting

4/22/2025 7:09PM | Meeting called to order by Charlie Lanier

In Attendance

President: Charlie Lanier
Vice President:
Treasurer: Tracie Craig
Secretary: Ashton Green

Director: Justin Crews
Director: Preston Fulmer
Director: OPEN

Director: Lee Davenport
Director: Jon McMillan
Director: Hunter Edwards

Quorum Established

New Member Introductions

- Justin Crews joined as Director (recommendation letter from Rob Dunn, voted in at annual meeting)
- Tracie Craig voted in as new Treasurer; Rob Dunn stepped down
- Amanda Larkin stepped down from board
- Paul has volunteered to take over the website

Officer's Report

- Annual dues notices were mailed March 31.
 - 65/152 households have paid as of 4/22/25 (that's 43%)
 - Income tax owed - paid \$422 to state, \$2349 Federal
 - As of 3/31/25
 - CD: \$107,000
 - Money Market: \$42,347.99
 - Total valuation: \$149,347.00
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Business

- Paul researching best way to update website - benefits between platforms. (Ashton will reach out and help get that set up)
- Lake study: should we have a full study done or restock shad for similar price?
 - Vote: for the shad (charlie will find out recommendation for lake size)
- Lake Erosion:
 - Greentop is starting to clear out, so need to be proactive with our actions (pay for a study to document the starting point); research silt fences on all sides and look into attorneys
 - Lake Lowering: November
 - Charlie will call Chad Massey (do we only need a record of the entry point or the entire lake?)
- Grill for memorial day– still researching sturdy ones that will last
- Charlie - No soliciting sign will be posted at the entrance

- Vote for a go (2 at entrance and 1 at Lake Ridge connector)
 - Charlie will call head of HOA at Newnan Pines to check cost on the larger signs for no soliciting
 - Beach - should we remove the pine trees that mess up the sand?
 - Hunter will get tree removal quote
 - Vote to shred older docs (older than 7 years) - not required to keep
 - Vote: approved
 - Please remind all neighbors to wear life-jackets, floaties, etc. (PWC) when in the boats on the lake
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Meeting Adjourned: 8:25pm
