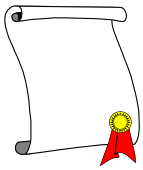
BRITTNI PLACE HOMEOWNERS ASSOCIATION

P.O. Box 540, Winston, GA 30187



Association Zoom
Meeting Minutes
November 29, 2022

Zoom meeting was called to order at 7:08 PM. We had 19 properties represented at the meeting. A quorum is 21.

President's Report – Mark stated that the neighborhood is in good financial condition and there will not be a dues increase proposed. The front entrance signs were repaired rather than replaced to save money compared to replace with new. Also replaced 5 roadway signs that had become very weathered. Again, some of the board members did the install to save money. We are now beginning to enforce maintenance on mailboxes since we have identified a contractor to do the work for a reasonable price if individual homeowners don't want to do it themselves..

Treasurer Report – Scott reported that there will no change in the total budget for next year even though we show a deficit budget (less income than expenses). We anticipate that we will continue to get additional funds from legal cases/fines and interest for the properties that we have to sue for compliance. Repair of front entrance lights was done under warranty and at no cost to us. No more major projects are anticipated for next year. We do seem to be always replacing sprinkler heads every year since they get run over by vehicles from time to time.

Election of Officers – Mark indicated that it was time to elect officers. We don't have any resignations/vacancies and since we do not have a quorum there can be no nominations at this meeting so the current board remains.

Question – A homeowner noted that he had noticed that some of the storm water inlet structures are showing signs of erosion on the yard side of the inlet. He suspects it was due to poor installation by the developer that allowed our silty soil to seep into the joints and gradually wash away. Can this be addressed? The board said that they had been aware of some repairs in the past by WSA on issues in another location. The homeowner will provide the locations of the current problems to see if we can get them corrected.

Question – A homeowner was concerned about the number of corporate owners in the neighborhood. In particular, he was concerned if the number continued to increase without limit, the corporate interests could control the HOA. The board will take this up at the next board meeting. The homeowner volunteered to speak with a friend who may have some experience in this area of the HOA law and get that info to the board.

Question – A homeowner asked what the balances were in the HOA bank accounts. Scott reported that the checking and savings combined was around $73,000. She then asked if any shortfall in the checkbook is covered by moving money from savings which was correct. She additionally requested that these figures be included in future meetings.

Question – A homeowner asked what were the actual expenses for this past year. These were provided. This was also requested to be in the annual meeting information in the future.

Question – A homeowner asked about when a check could be delivered to still get the discount assessment since the deadline is December 1. It was stated that as long as it is postmarked by that date it would be considered timely.

Question – A homeowner asked what the board will do for the homeowners who fail to repair/paint their mailboxes. It was stated that we would use our notice system and fine process to encourage compliance.

Question – A homeowner asked about how to fix the latch on their mailbox since they have been unable to find parts. There were several suggested fixes from just buying a cabinet clip to using a magnetic cabinet closer.

Question – A homeowner asked what action the board may take for homeowners who end up replacing the mailbox with a new one but it has a satin finish instead of the gloss finish specified in the HOA guidelines. It was stated that the board is lenient on this issue and will not give notice until the new mailbox starts to look bad. Then the gloss finish will be required.

Question – A homeowner asked about the elections again. It was explained that without a quorum (25% of homeowners) that no elections can take place. The homeowner was encouraged to review the bylaws where the process and requirements are spelled out. Since we do not have any resignations/vacancies and there can not be any nominations from the floor the current board homeowners will remain in office for another year.

Question – A homeowner asked who our current board homeowners are. The list of the current 5 board homeowners and their positions were provided.

Question – A homeowner asked what the plan of action was regarding the issue mentioned earlier about corporate ownership of properties and how will the homeowners be notified. It was stated that the board will need to meet to discuss, then collect legal advice, create a draft proposal, and then put out via email and/or mail to the homeowners for comment.

Question – A homeowner asked about why we cannot have a physical meeting to meet each other. It was stated that in the past attendance at physical meetings were always very minimal and for the larger block parties that were a tradition there were no more volunteers willing to organize these events. Then covid hit and the zoom meeting seemed to be the best choice. Our zoom meetings have had greater participation than our in-person meetings in the recent past. However, the board is willing to work with volunteers to see if we can restart these meet and greet meetings.

The meeting was adjourned at 7:45pm.