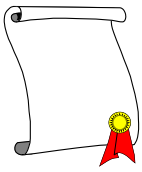
BRITTNI PLACE HOMEOWNERS ASSOCIATION

P.O. Box 540, Winston, GA 30187



Association Zoom Meeting Minutes

November 06, 2023

Zoom meeting was called to order at 7:14 PM. We had 14 properties represented at the meeting. A quorum is 21.

Introduction – Mike welcomed everyone to the Zoom meeting and went over the rules that we would operate from.

President's Report – Mark went over the agenda and introduced the board members.

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 recover some of the attorney bills this coming year and will even out the difference. We had to pay the insurance deductible ($500) for repairs to the front lights and cameras due to lightning strike. Mark explained the delay in dues collections. We collect these at year end so the profit loss statement always looks way over budget since we operate on a calendar basis. These will be collected in the next month and will even out the budget overage.

Rental Restrictions Effort – Mike reported that we are still working on this issue since last year. We have gotten guideance from attorneys and have narrowed the effort down to 2 central ideas. Restrict the total number of properties that can be rented at the same time and require longer rental periods to avoid short term rental companies. Currently, we tell all potential buyers that this effort is underway and this has shown to discourage investment buyers to look elsewhere for rental investment properties.

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. There was no discussion from the floor.

Question – A homeowner asked who was responsible for the sidewalks in the neighborhood. It was stated that the county is responsible for the sidewalks and roads. They do come out and do repairs when needed but sometimes takes some time.

Question – A homeowner asked if we can add photos to the infraction notices that are sent out so that there is no confusion about what the infraction notice is for. It was explained that we tried that in the past but it was very time consuming to put together and since all board members are volunteers it was deemed to time intensive. It was noted that we are currently reviewing an app designed for HOA's that may allow for a person to take a picture of an infraction and enter the particulars after which the app will send an email notification to the homeowner. You will hear more on any new technology in the future.

Question – A homeowner expressed disappointment with the timing of the grass cutting notices he has received. It was explained that the HOA only drives through on inspections once every couple of weeks and the notice goes out concerning the condition of the lawn at that moment. It will not be known if it is mowed shortly thereafter or even that day. In addition, those who use contractors who come out on a regular basis may not come often enough to keep grass to the standards particularly if there is a lot of rain. Homeowner should consider additional mowings if the schedule is not keeping up with the growth.

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 whether we can meet in person. It was explained that even prior to Covid we were having very small turnouts to in person meetings. And after moving to Zoom for Covid it was decided to keep it on Zoom for convenience to Board members and homeowners hoping that we would get more attendance and to save the money on space rental.

Question – A homeowner asked if we could enable the video for the Zoom call and it was explained that many of the attendees were on cell phones and were not able to get the video portion to work.

Question – A homeowner asked about if there was anything that can be done about the homeowners who run the stop sign at Knotty Pine. It was explained that the County Sheriff can issue tickets for running the stop sign but (due to sight distances) not for speeding. The State Patrol can issue speeding tickets. However, it is difficult to get them to dedicate resources to a neighborhood. Speed bumps were discussed and it was stated that this is not a desired solution for the homeowner who must drive from the back of the neighborhood and subject their suspension to this every day.

Question – Mike gave a brief announcement about our neighborhood watch page and told those in attendance that it was an unofficial page not affiliated with the HOA but all were welcome to join. Just contact the HOA.

Mark motioned to adjourne with Lee seconding. Passed unanimously.