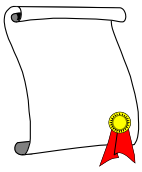
BRITTNI PLACE HOMEOWNERS ASSOCIATION

P.O. Box 540, Winston, GA 30187



Association Zoom
Meeting Minutes
November 14, 2024

Zoom meeting was called to order at 7:05 PM. We had 13 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.

Treasurer Report – Scott reported that we have had some expenses increase this year about $2000. For example our accounting firm fees went up $1200; entrance maintenance went up $360; water usage went up $100; and electricity usage when up $360. This may require us to consider increasing the annual assessments by up to $50 for 2026. We will keep the budget for 2025 the same but may move around some of the items to cover shortfalls in other categories.

President's Report – Mark went over the agenda and introduced the board members. He then listed some of the accomplishments this past year. Board members performed repairs on the irrigation system (saving costs from a contractor). We had 6 Leyland cypress trees removed from the front entrance after getting a determination from an arborist that they are dying and could fall over damaging the signs. Hired the camera contractor to perform some repairs to the system after it stopped communicating. Board members replaced some of the most weathered traffic signage with new and cleaned the rest. We were able to get Greystone to replace the light poles with new after we notified them that they needed some paint. It was also mentioned that Greystone will soon be installing fiber optic cable for internet connectivity. It will involve some land disturbance but should be remediated.

Rental Restrictions Effort – Mike reported that we are still working on this issue since last year. We do not have any short-term rentals in the neighborhood now but the issue still needs to be addressed. 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. Reminder that we tried to get this language adopted some years ago but did not gather enough votes (requires 2/3rds) to pass the requirement.

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 are dues getting paid by all homeowners. It was stated that typically we only have about 5 or 6 that fail to pay each year. We then have to get attorney's involved to demand payment and if still not done we have to sue. It is unfortunate when it gets to the attorneys because the expenses to the homeowner for

failure to pay $300 ($200 if early) quickly rises and they attorney fees paid by them simply reimburse the HOA for attorney charges.

Question – A homeowner mentioned that they would still like to see a limit on rentals in the neighborhood and that they would be willing to help collect votes if need be.

Question – A homeowner asked if we have a community wide garage sale. It was stated that we have in the past and it only requires that volunteers step forward to organize the event. We even have signage that was created in the past that can be reused.

Question – A homeowner asked if we have an official Facebook page or similar. It was explained that we have an unofficial neighborhood watch email list that is used for general notices but there is no official social media presence other than the website. The board has no plans to implement any official social media presence but if a homeowner wants to establish an unofficial site for the benefit of the community we could advertise that to the homeowners.

Question – A homeowner asked if they could see the cash flow statements, profit/loss, like they saw last year. It was stated that we could email them a copy if they request it. We just did not get it ready in time to post to the Zoom meeting,

Question – A homeowner made mention of a warning that he has seen some counterfeit money during his last garage sale so he encourage neighbors to become knowledgeable of how to detect counterfeit bills.

Question – A homeowner asked how to get added to the email list and it was explained that all they had to do was to send an email to the official HOA email (Brittni_place@hotmail.com) and they would be added.

Question – A homeowner asked about what the issues were with short term rentals. It was explained that the impact was mostly to the neighbors around the home because there were always new people at the house who often were loud and not considerate of others. We have had occasions where there was a house full of young people who would wander around at night pranking neighbors as well..

Question – A homeowner offered a suggestion to use Cayenne pepper to help ward off some the reports of armadillos tearing up yards.

Question – A homeowner asked whether they could pay their dues on line. It was stated that the HOA has been exploring this for some time but it often requires us to spend a significant amount of money for software and for credit card processing, which did not seem worthwhile. We are still looking at some of these money transfer apps as another solution. A homeowner could also drop off their payment directly to our accountant who is located off main street in Villa Rica if they are concerned about post office service.

Mark motioned to adjourn with Mike seconding. Passed unanimously. 7:52PM