

Spivey Glen HOA Board Meeting
December 12, 2023
7:30 pm at 358 Emerald Trace

Attendees: Adrene, Nicky, Alford, Melissa, Lisa, Sheila (Ronnie was unable to attend.)
Meeting called to order at 7:45 pm.

1. Budget

Board reviewed the budget. We have spent about the same amount as last year.

Security System is costing a lot of money. The Board would like to consider other options in early 2024. Other neighborhoods in the area don't all have systems. (What about Ring? Or Simply Safe?)

2. Amending the By-laws

Discussion: Do we want to proceed or not? Melissa's son-in-law, John Costantino, is an attorney in Athens who handles this type of work. He has filed for other HOAs in Henry County. Board members have discussed adding or amending sections pertaining to:

- Governing Solar Panels – Board would like to prevent on the street facing side of homes.
- Allowing basketball goals.
- Allowing pickup trucks and motorcycles to be parked on driveways.
- Asking the county to add speed bumps on Emerald Trace.

Questions for John:

Rentals/Property Management Companies: What leverage do we have with property management companies? Is our only recourse to file a lien? How liable are the management companies? We currently have 34 rentals in the neighborhood. We are not interested in limiting or preventing rentals but want to be able to enforce the covenants.

Votes: Do we need to have the homeowners vote for all these considerations?

3. 498 Renters are not keeping their dog in the fence.

Animal control has been out and will not take the animals, but neighbors continue to monitor and report incidences. We have not received the fines we have levied. Nicky will follow up with the property management company again.

4. Other Board Business

- Dues Statement needs to be mailed. Sheila will handle and get the supplies from Dee. Melissa will print the labels and help with the voting ballot.
- Mulch needed at the back entrance. Nicky will contact Charlie and have him add mulch.
- Nicky will have the light moved at the entrance.
- Fence needs to be repainted - Nicky will get estimate so that the Board can consider this project in early 2024.

Meeting adjourned at 8:35 pm.