

Thirteen Hundred POA Board Meeting January 20, 2021

This meeting was held using Zoom Video Meeting Technology

- Board Members present: John Batts, Pam Britt, Steve Baker, Chris Foley, Tammy Haight, Jim Roach and Julie Longen.
- ARC committee members present: Larry Snyder and Gary Secunda Guests present: Robert Gleadall, Mountain Place Home Management

Meeting called to order at 6:05 pm

Secretary (Julie):

- Minutes from November and December meeting were unanimously approved.
- Update on Convenance compliance letters. The Compliance Committee (Julie, Pam, Larry) met and discussed reported non-compliance issues. An email notice was sent out to 36 property owners who had an issue needing resolution. The deadline for a response is 2-10-2021. Owner responses have been positive and it appears that all are willing to come into compliance.

President (John):

- Channels of communication start with issues and concerns being reported to Robert as the Property Manager. Robert will then begin process of taking appropriate actions and making notifications as needed. This will streamline process and ensure quick response without duplication of efforts.
- The POA is not responsible for clearing roads of snow. Homeowners typically have enough advance notice of heavy snowfalls to be able to either leave their homes or provision accordingly.

Lakewood Liaison Report (Tammy):

- Notice of Termination update- No new building permits will be allowed by Union County Building Department in the 1300 until Stabilization is met. If Stabilization is met in May 2021, fall permit approval is anticipated.
- Annexation Plans – The annexation of 5 Lots on Lodge View Lane is expected. In a conversation with Lakewood's representative, Tammy expressed the desire of the POA to ensure additional allocations of common areas were made which would accommodate the increase in use of the common facilities.

Security (Jim)

- Incident Reports – none.
- Change to gate codes was approved effective 3-1-2021. There will be one single code for all users. This will not affect remotes.
- Reprogramming gate clickers – Harold will be available to assist any property owners who wish to purchase additional gate remotes (Liftmaster 811LM) for their use but are not clear on reprogramming methods.

Architectural Review Committee (Larry)

- The following new homes were approved for construction:
 - Gallogly Lot #281

Property Management (Robert)

- 2021 billing report– 27% of annual dues have been collected. Deadline is 1-31-2021.
- New owners will be provided with a pre-programmed gate remote as a welcoming gesture.

Treasury (Steve)

- The Capital Reserve Report was provided to the Board.
- The YTD Expense Report was provided to the Board.
- The FYE 2020 Cash Flow Report was provided to the Board

Pool Update (Chris)

- Chris will review the Governor’s COVID guidelines to ensure that when the time comes, the Lodge and Pool will be in-compliance when re-opened
- The Fire Prevention Program is a free service which provides assistance in area of fire prevention. Chris will contact the local entity to arrange for this assessment of our development.

Maintenance Update (John)

- Lakewood will be doing road work in the Development and the contractor will be contacted to see if they can do some of our more pressing repair needs at the same time to reduce costs.
- The issue of installing a water meter at the Barn was discussed at length and will be voted on at the next meeting.

There being no further business, the meeting was adjourned at 8:02 pm. The next meeting is Wednesday February 17th at 6 pm.

Respectfully submitted,
Julie Longen
Secretary

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