

Thirteen Hundred POA Board Meeting November 11, 2020

This meeting was held using Zoom Video Meeting Technology

Board Members Present:

- John Batts
- Pam Britt
- Steve Baker
- Chris Foley
- Jim Roach
- Julie Longen

Absent:

- Jackie Millstone

ARC Members Present: Larry Snyder

Guests: Robert Gleadall (Mountain Place Home Mgmt.) and Tammy Haight

Meeting called to order at 6:04 pm

Minutes from October 14th meeting were unanimously approved.

Governance (Pam):

➤ According to the Georgia Code, the POA must have By-Laws under which they

operate. The 1300 POA Incorporator has been asked to add the POA By-Laws to the Articles of Incorporation which are consistent with the POA covenants. Legal counsel has advised that the Board can adopt the By-Laws if the Incorporator will not.

Security (Jim)

➤ An updated template for Incident Reports was provided to the Board.

Architectural Review Committee (Larry)

➤ The ARC Home Building Process document will be updated to include language

regarding placement of Out Buildings

➤ The following new homes were unanimously approved for construction:

- o Brown Lot #250
- o Miceli Lot #216
- o Ferguson Lot #316 o Stott Lot #138

- o Sunshine Lot #2
- o Baldwin #372

Property Management (Robert)

- There are nine property owners in arrears on 2020 POA dues. In January 2021, those homes will have liens filed.
- Emails from the 1300 POA website which inquire about property purchases are replied to with a standard phrase recommending contact with local realtor.
- All gate codes for Realtors must come from the Property Owner.
- Annual dues invoices will be emailed on January 2, 2021, with paper invoices mailed via USPS to those Lot Owners who do not have an email address on file. ➤ Beginning January 2021, the payment of annual dues may be made via credit card, with the processing fee paid by the property owner.

Treasury (Steve)

- The October 2020 cash report was presented to the Board.

Pool Update (Chris)

- In October, the pool was closed for the season.
- Backyard Delights (pool maintenance company) will replace inadequate valves to the plumbing of the pool.
- The water supply line to the pool has an inline valve which is a source of leaking and will be permanently “sealed”. Pool filling will be done via the two hoses.
- The winterizing of the Lodge is in process.

Maintenance Update (John)

- Updates to the Rental Program Guidance document were approved and the document will be emailed to the homeowners who currently rent and a copy will

be posted on the 1300 POA website.

- Unattended burning by excavators may need to be addressed to ensure fires do not become out of control.

There being no further business, the meeting was adjourned at 7:47 pm. The next meeting is Wednesday December 9th at 6 pm.

Respectfully submitted, Julie Longen
Secretary