

TEOA Annual Meeting Minutes
October 5, 2016

President, Jerry Neely welcomed attendees and introduced board members. He will be stepping down as president of the board at the end of 2016 and has great respect for the work that the board does. Having observed other neighborhoods where covenants are not enforced, it is clear that 99% of our residents do care about keeping their property in compliance.

Treasurer, Brian Walton

- The biggest expense for 2016 has been new road signs and landscaping.
- Revenue is up and annual dues should remain at \$200 for 2017.
- Reports and proposed budget for 2017 are attached.

Vice President, Andrea Christiansen

- Fifteen new street signs have been installed in 2016. Lookout Point will be changing their street signs to match ours. High school students will be painting other sign posts for service credit.
- Green Earth will be installing pine straw twice each year as per new contract.
- County roads in our neighborhood have been repaired this year. Our projects were delayed due to more serious issues after the flood. Thank you to George Duke and Councilman Johnny Jeffcoat for helping make that happen. Also, there are open work orders for repairs on Water Links & Island Point w/ Lex Co Public Works.
- Please make sure your sprinklers are aimed away from the street as this causes serious damage to the surface of the road.
- Battery packs have been stolen from irrigation systems in common areas. A police report was filed but the replace/repair cost is something we would like to avoid. Be aware and report any suspicious activity you might see in our common areas.

Vice President of Violations, Barbara Remick

The issues that have been dealt with in 2016 are as follows:

- Trash and yard debris should be put out on Sunday evening. Please bring in trash receptacles in a timely manner—preferably on Monday.
- Empty lots have needed cleanup. Owners have been cooperative and dead trees have been removed.
- Almost all residents have been very cooperative; only one resident has had liens filed due to continuous non-compliance with covenants.
- Please pick up after your pets.

Welcome Committee, Sally Walton

Brian Walton reported for Sally who was unable to attend. She has met with 10 new residents this year. There were two more closings this week, so she will meet with these new residents after they have some time to settle in.

Newsletter, John Facchinei

John was not in attendance but has been writing our monthly newsletter for many years, and we thank him for his hard work. His house is currently on the market so when it sells and he

moves, we will be looking for another resident to take over this responsibility. This is something to consider if you have a talent such as his.

Neighborhood Watch

Bill Rawlings resigned from this position. We need a volunteer to represent our neighborhood at three meetings per year.

ARC, Gene Unger

Mr. Unger was not in attendance, and there is no report at this time.

Timberlake Country Club Interface, Barbara Remick

The club continues to offer membership at \$160 per month.

Community Interface, George Duke

Development

- The old club house and cart barn are scheduled for demolition. There will be 8 lots along the waterfront and a volume builder has plans for 55 houses between #2 and #7. There will be many trees removed to accommodate this. Other developments in the works could add as many as 100 new homes near our neighborhood.

Roads

- Alternative 9A--There will be a meeting in December to discuss ideas about new roads in the Chapin area. By 2020 traffic issues in Chapin should be resolved.

County Council Member—Erin Long Bergeson. Her term will begin in January and her areas of focus are:

- The county should stop taking over roads in new developments. Currently the developer builds roads, then turns them over to county for upkeep.
- Zoning
- Technology Center—no leadership right now and nothing is happening there. Businesses are needed.
- Recycling
- EMS

Other Business:

Ballots were counted after the meeting and the officers for 2017 will be:

Barbara Remick, President (2-year term)

Andrea Christiansen, First Vice President (2-year term)

Larry Wade, Vice President, Violations (2-year term)

Brian Walton, Treasurer, and Becky Gallman, Secretary, will remain in their current positions for one more year.

The next TEOA Board meeting will be 7:00 on November 2, 2016 at Timberlake Country Club.