

Phase 2 HOA — Annual Residents Meeting Meeting Minutes

Date: Tuesday, May 5, 2026

Time: 6:30 PM (Called to order at 6:37 PM)

Location: Houston County Library / Perry Branch
1201 Washington St.
Perry GA 31069

1. Welcome & Opening Remarks

- **Call to Order:** The meeting was officially called to order at 6:37 PM by Board President Paul. The slight delay was intended to allow all arriving residents to be seated.
- **Welcome:** Paul welcomed the attendees and acknowledged the Cinco de Mayo holiday, addressing some lighthearted initial pushback regarding the scheduling.
- **Introduction:** Board members introduced themselves.

2. President's Address & HOA Operations

- **Meeting Decorum:** Paul addressed initial hostility regarding HOA fees. He emphasized the authority of the Board and set a standard for civilized, respectful dialogue, noting that individuals unable to maintain decorum would be asked to leave.
- **HOA Purpose:** It was noted that the HOA was established to maintain neighborhood standards and property values, contrasting the community's appearance favorably against Phase 1.
- **Fee Structure & Value:** To put the recent fee increase into perspective, the annual assessment was compared to the cost of a single Starbucks coffee per month. It was noted that fees had not been raised for several years despite rising operational costs.
- **Community Input:** The Board praised a resident who submitted a formal complaint accompanied by constructive solutions. Residents were encouraged to approach community issues with patience, keeping the wider neighborhood's long-term well-being and mental health in mind.
- **Resident Inquiries:** Brief discussions took place regarding the process for voting to dissolve the HOA, as well as inquiries regarding neighborhood rental rights.

3. Treasurer's Financial & Budget Report

- **Budget Overview:** Brianna reviewed the current budget, highlighting areas of under-income, annual assessment collections, and interest charges.
- **Interest & Fees:** Residents can view interest fees via the online portal. In response to a resident question, it was clarified that while a QR code/barcode system is established for convenience, residents are still permitted to mail physical checks to the P.O. Box.

- **Operating Costs:** Funding strictly covers essential administrative and maintenance items (e.g., P.O. Box fees, mailing/paper costs, and landscaping). Prices for these services have risen, necessitating a proportional increase in dues.
- **Delinquencies & Fines:** The budget accounts for unpaid dues from non-compliant residents. The Board exercises extreme patience regarding outstanding fines; no property is currently facing liens, and outstanding balances are typically collected at the time of property sale.
- **Capital Reserves:** A financial buffer is being maintained for potential future neighborhood improvements (e.g., speed bumps or other community assets) to keep the neighborhood functional and appealing.

4. Community Relations & Digital Transition

- **Neighborly Engagement:** Lisa thanked the residents for attending after work hours, emphasizing the importance of working together constructively as neighbors to find solutions.
- **Website Launch (Cory):** Cory introduced his technical background and presented the new community website, demonstrating its features in real-time:
 - **Centralized Information:** Houses governing documents, HOA-related laws, and an active calendar of events.
 - **Resident Portal:** Allows residents to view personal financial history and dues. To ensure privacy, parcel and financial information is strictly secure; residents cannot view other neighbors' data.
 - **Delegates & Voting:** Homeowners can assign portal access to renters. Future voting will be integrated directly into the portal.
 - **Requests & Support:** Inbuilt forms for property requests and direct emails for individual Board members.
 - **Future Tech Roadmap:** Plans include integrating virtual meeting options and live-streaming capabilities.
 - **Security & Cost Efficiency:** Built with high security and data encryption. To save community funds, advanced backend support and paid custom email addresses were bypassed. The site features light and dark mode toggles.
- **Digital Communication Policy:** While official, legally required mailings will continue, residents are strongly encouraged to subscribe to real-time website notifications to drastically reduce paper and mailing costs.
- **Site Sustainability:** Cory confirmed the website was built so that any future Board member can easily manage or revoke admin permission if he steps down, ensuring no external maintenance costs.
- **Social media vs. Website:** It was clarified that the Facebook group remains an informal community space. A live feed was kept off the official website to avoid unnecessary controversy.

5. Infrastructure & Maintenance Discussions

- **Street Parking & Traffic Safety:** * Roads are public and subject to a 20-to-30-foot regulation. "No Parking" signs are an option, but no one wants a sign in front of their

property. Ray consulted with local law enforcement, who confirmed they do not ticket on these roads but will knock on doors in Phase 1 to ask residents to move vehicles.

- Brianna reminded residents that parking concerns are rooted in community safety, not personal grievances.
- Paul highlighted safety risks due to the lack of sidewalks and ongoing speeding issues. Local authorities monitored vehicle speeds at Worcester Cir and Norwalk Ct. Results are unknown currently.
- **Pond & Drainage Maintenance:**
 - **Retention Pond:** The Board received quotes to bush-hog and maintain the retention pond area to mitigate a growing snake problem.
 - **Ditch Drainage:** Ray discussed drainage ditch maintenance. The current quotes cover the pond bank plus a 5-foot buffer. Due to costs, work will likely be completed one section at a time.
- **General Upkeep:** Discussions were held regarding neighborhood noise (noisy kids) and the maintenance of an abandoned house, which has recently been purchased and will undergo upkeep.
- **Cost-Cutting Measures:** To offset rising fuel and landscaping costs, the Board is actively seeking competitive landscaping bids for the main entrance. It was discovered that a private resident, rather than the city, had been voluntarily maintaining a portion of the entrance.

6. Board Leadership Transition

- **Resignation Announcement:** Paul announced that he will be stepping down from his position as Board President in October. The position of Secretary is open to nominations. He encouraged residents to step up, volunteer, and rotate leadership roles to keep the HOA functioning effectively.

7. Adjournment & Raffle

- **HOA Fee Raffle:** A drawing was held at the conclusion of the meeting.
- **Winner:** Ray's household won free HOA fees for the upcoming 2027 fiscal year.
- **Adjournment:** The meeting concluded following the raffle.