

Peachtree Lane Improvement
Open Board Meeting Minutes
January 27, 2025 | 5:30 p.m.
Via Zoom Video Conference Call

Board members present:

Doug Howard - President
Kyle Hamilton - Treasurer
Greg Price - Director

Management Representative:

Philip Gauthier, Manager
Recording Secretary: Philip Gauthier

Call to Order:

Meeting was called to order at 5:31 p.m.

Member attendance:

- The following unit owners were in attendance: Meredith, Joshua, Maureen, Brie, Mike Fox, Peter, Nina

Approval of October 28, 2024 Open Board meeting minutes:

- Doug - motioned to approve the meeting minutes as written.
- Kyle - seconded the motion
- Motion passed unanimously

Financial and Mgmt. Report:

- The Financials were accepted.
- Elan has met with HMS to discuss upcoming summer heat and irrigation.

Old Business:

- There was no old business to discuss.

New Business:

- Doug discussed the following:
 - Phase 2 of roofing project will be completed in 2025. This will be the completion of the East building and units 3-9. Work is tentatively scheduled, weather permitting, for 2/3/25. 2026 will see the completion of the West building and thus the completion of the entire property.
 - CC&R amendment. Doug still believes the minimum rentals should be lifted to allow for other owners to rent. This is especially important if owners experience financial hardship and need to rent their homes. Thus far email responses to survey question indicate a majority of owners are in favor of lifting the minimum number of rentals. Doug discussed legal difficulties of owners who purchased homes prior to change of CC&R in 2020. This could create a legal issue for community if they want a Grandfather for their ability to rent. Board will continue to solicit owner feedback through meetings and email blasts.

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- Doug will run for Board again in 2025. Having established the relationship and negotiated the roofing contract, he wants to ensure the project is seen to completion. To date the roofs have been completed without the need for a special assessment.
- Owners discussed the CC&R amendment along with several maintenance issues they have observed on the property. Elan will address the maintenance items with the appropriate vendors.
- Plants continue to die on the front/south facing sides of units 21-25. The irrigation is insufficient to keep plants alive. Members present discussed the idea of having drip irrigation attached to water spigots of the respective owners. No action is being taken at this time.
- Owners discussed having owners create document for their tenants showing the tenants have read and understand the CC&R's / Rules & Regulations. This document would be binding for the rental of each unit in the HOA. There is the Tenant Registration form in place at this time. No action was taken at this time.
- Top concerns from owners regarding tenants are: Barking dogs, Improper Parking, Loud music in home and at pool area.

Adjournment: There being no further matters to discuss, Doug motioned to adjourn the meeting. Greg seconded the motion. Meeting was unanimously adjourned at 6:09 p.m.