

Peachtree Lane Improvement
Open Board Meeting Minutes
April 28, 2025 | 5:30 p.m.
Via Zoom Video Conference Call

Board members present:

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

Management Representative:

Renee Gordon - President, MHRM
Philip Gauthier, Manager and recording secretary.

Call to Order:

Meeting was called to order at 5:42 p.m.

Member attendance:

- The following unit owners were in attendance: Joshua, Karen, Maureen, Meredith, Mike, Peter.

Approval of January 27, 2025 Open Board meeting minutes:

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

Financial and Mgmt. Report:

- The Financials were accepted.
- Elan contacted AEL roofing to clean up NE corner of property and stack leftover tile on wood pallet.
- Elan made final payment after CD matured.
- Elan will transfer majority of reserve account into a (6) month CD which will be reflected on next financial statement.
- Elan will send CC&R amendment with absentee annual packets for owners to vote on rental amendment. Solicitation for candidates will go out on 4/29/25.

Old Business:

- There was no old business to discuss.

New Business:

- CC&R proposed changes to number of rentals and minimum rental duration:
 - Doug still believes the minimum rentals should be lifted to allow for other owners to rent. Doug wants suggests the minimum number of days should be **(60)**. This is especially important if owners experience financial hardship and need to rent their homes. There were approximately (11) owners who responded to the survey question of lifting the minimum number of rentals. The majority were in favor. Both Kyle and Greg stated they agreed with Doug.

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- **Doug** made a motion to increase the number of rentals from (5) to (15) with a minimum rental period of not less than (60) days. Owners will be required to submit a \$25 tenant registration fee. In addition owners will be required to provide their tenants with the CC&R's and Rules and Regulations. Tenants will be required to sign off on their receipt and acceptance of the CC&R's and Rules and Regulations. **Greg** seconded the motion. The floor was opened for homeowner comments. Owners agreed with the motion. **Motion passed unanimously.**
- Storage shed for HOA: HOA items have been kept by board members over the years in their personal homes. Doug believes these should be kept by the HOA in a location where they can be accessed by the HOA and its vendors. **Doug** made a motion to have a 6x6 Tuff Shed purchased and installed at the NE corner of the community by Unit #26. The amount is not to exceed \$4000.00. **Kyle** seconded the motion. The floor was opened for homeowner comments. Owners were appreciative of being able to remove HOA property from their personal homes. **The motion passed unanimously.**
- Homeowner Forum:
 - Marueen discussed FHA approvals for 2025 have been increased from the \$400,000.00's to \$546,250.00 and a maximum of \$566,000.00
 - Owner discussed disruptive children who vandalized her front door. Police were notified and provided the address of the children. Owners are encouraged to call the non-emergency number if they see the children in the neighborhood.
 - Owner would like (2) trash containers not belonging to the community to be removed.

Adjournment: There being no further matters to discuss, Doug motioned to adjourn the meeting. Greg seconded the motion. Meeting was unanimously adjourned at 6:27 p.m.