

MINUTES FOR APRIL 12, 2025 QUARTERLY HOA MEETING

Minutes of the Association meeting of the Hillendale Condominium HOA, Cartersville, GA. Held at the Hillendale Clubhouse, in Cartersville, GA.

- I. Meeting was called to order by Martha Cox, President and opened with prayer
- II. Board members present- Martha Cox-President, Ken Turner-Vice-President, Steve Sheffield-Treasurer, Anne Murphy-Secretary, Mike Duckett-Member at Large
- III. Number of homeowners present-43
- IV. Resignation of Jeri Tatum, HOA secretary, from the Board was announced. (See attachment) Board has appointed Ms. Anne Murphy, unit 431, as our new Secretary
- V. *Welcomed new Owners*

Unit 215 – Gerald Bryan Smith
Unit 206- Ernie & Teresa Padgett
- VI. Minutes from January quarterly minutes were read by Anne Murphy. Motion was made for approval of minutes . Motion seconded and approved.
- VII. Financials-Ken Turner stated there has been \$26,000.00 of unexpected expenses recently but our financials show only \$6,000.00 debt due to management of funds by the Board and the extra money that has been raised by fund raising activities. Anticipate budget will get back on track as the year progresses. Larry Glover made a motion for approval of financials. Motion seconded and approved.

Questions-

Tina addressed breakdown of office supplies on P&L statement.

Martha addressed the audit this year-money has been budgeted and we should be receiving information from accountant soon.

Martha addressed what concerns are there about the aging infrastructure of our community and how they affect the budget-stated Larry Glover will address during maintenance update. *Financials approved.*

VIII. Committee Reports

Events- See handout

Garden- None given

IX. Board Reports

Water Damage Repairs – Michael Duckett reported that we had 7 units after the big rain in March, that reported leaks or standing water. Units 102, 114, 220, 406, 414, 430, and 438. All but 2 units have been fixed and these should be completed by next week. We have a ceiling in unit 202 that is being repaired at owner's expenses since it is inside.

Money Market – Ken Turner reported we have funds invested in a money market account that is currently yielding around 5% in interest annually and interest is paid to us monthly. We can access this money within 1 day and the funds can only be transferred to our checking account. Two signatures are *required to move funds out of the account. This account is insured for up to five million dollars.*

Insurance update-Ken Turner reported we have changed our insurance company and saved \$5000.00 on our premium. The Board is working to present our community as *desirable to insurance companies. Discussed loss assessment insurance- this insurance is very cheap and would cover the cost of an assessment made by the HOA to all homeowners as the result of a catastrophic event. He encouraged getting \$25,000.00 as this would most likely cover any assessments. The homeowner could get more or less, but if the assessment is more than the amount of the loss assessment insurance then then homeowner would be responsible for the difference. This insurance is not for routine maintenance. Martha stated all homeowners need condo insurance. The insurance obtained by the HOA covers the outside of the condo and inside up to the stud walls. It would not replace sheetrock, appliances, fixtures, etc. - this would be the responsibility of the homeowner. Homeowners were encouraged to contact their insurance agent and review their coverage amounts as the price of building materials and labor has increased significantly over the last years. The Board will be offering another meeting with an*

insurance provider in the future to discuss these issues. This meeting will be announced in advance and homeowners are encouraged to bring their condo insurance policy for review. Martha requested each homeowner send a copy of their condo insurance declaration page to Tina. It can be dropped in the **mailbox by the office or emailed to** _____ **as soon as** possible. If you do not have a copy of your declaration page, please call your **insurance agent and ask them to email us at** _____ **and we** will have a record for your file.

Lawncare – Larry Glover stated he is pleased with the current lawncare company. They get here early and work quickly to get the job done. He has received many compliments on the appearance of the community. He reminded homeowners that the garden section in front of your condo is not covered under the contract of the lawncare company. If you are unable to provide upkeep for this area, please let the board know and they will work to assist you.

Maintenance- Larry Glover reported sections of the fence that have been down have been fixed. Both of these problems were related to poor workmanship. Please continue to report any maintenance needs to me and understand that we will get them taken care of as soon as possible. The more major the problem the sooner it will get taken care of. Our budget is real tight right now so we are trying to take care of as many of the problems as we can. We ask for your patience as that your Board is a Volunteer Board and we are *working very hard to be good stewards of Hillendale's money. If it is something we can get fixed free we will, but if it is something that requires a repairman we will call and get it taken care of immediately. We do not believe in "band-aids". We want it fixed right the first time. Our community is over 20 years old and as the infrastructure such as roads, waterlines, fencing need to be replaced the cost will be significant. The Board is working on being proactive in addressing these needs.*

X. Floor open for discussion-Questions

Weed control- Martha stated this has already been done. This does not include the personal garden space but if not physically able to do this please contact the board.

Power washing- HOA will not be providing power washing for all units this year.

Food- Ken states he has a connection to a food ministry that will provide free food monthly to those that have a need. The food us brought to your condo. Please let Ken know if you have a need in this area as no one should have to choose between buying food or medicine. Tell your friends and family also.

Garage door- Faith Hardin requested consideration of allowing garage doors on their unit if they so desire. She presented the cost of a garage door that she had obtained- \$2000.00. Several homeowners stated they thought this was decided previously by a vote and it was turned down. It was decided this should be discussed by the board, and brought back at the next meeting.

XI. *Roofs*

Martha met with the Board after the meeting and informed them that the roofing contractor we use had contacted her prior to the meeting to inform her that he was getting low of his inventory of shingles in his warehouse and though his price of \$26,000.00 per quad for roofing was guaranteed for 1 year he would have to raise the cost due to a significant increase in the cost of material if we waited to shingle the last 2 quads after his supply of shingles was depleted. Stated the labor cost would remain the same, only material cost would change. He offered to complete the roofs on those 2 quads while he had shingles left at the guaranteed price. Martha stated to the Board we could have this done but would have to take the funds out of the reserve. The cost would be \$52,000.00. After discussion, Ken Turner made the motion to withdraw \$50,000.00 from our investment fund to re-roof the 2 remaining quads. Mike Duckett seconded the motion. The Board voted 4-Yes and 0-No to the motion. Ken Turner contacted the contractor and after discussion the contractor agreed to reduce his cost to \$51,000.00, and stated he would have the roofs done within 1 week.

Meeting adjourned.

Anne Murphy
Minutes recorded by Anne Murphy
Secretary

4/15/25 Date

Martha Cox
Approved by Martha Cox,
HOA president

4/15/25 Date

8:08



Jerri Tatum

Yesterday

To: Martha Cox >

Board

Martha,
Please accept my resignation from the Board of Directors. I have sadly reached the conclusion that I have nothing more to offer to the Board, and I wish to step aside so that someone more willing can take my spot. This should give you plenty of time before the next quarterly meeting to find a replacement.

Sincerely,
Jerri Tatum
3/30/2025



1. Fundraising- Our January Drive Thru Chili and Cornbread Fundraiser brought \$2145 into our community! A HUGE thank you to all that cooked, donated money for ingredients, and donated their *time to make this a huge success for our neighborhood. There are still containers of chili that was frozen for \$10 if anyone would like to purchase.*
2. Our March Pot of Gold Competition brought \$1500 into our neighborhood. Thanks, you to all who participated in the friendly competition. Team 400 raised the most money and has a little leprechaun sitting pretty as a reminder of your generosity to our neighborhood needs. Way to go all teams!
3. *The April yard sale brought in \$1495 to help our neighborhood. I can't thank the volunteers enough for all your help!!* Thanks also go for the ones who donated items to be sold. This includes some of the unsold items from the Multifamily yard sale on March 29.
4. More fundraiser ideas are on the horizon!!
5. Games- Card Bingo has taken off well with multiple winners on the first and third Thursday of each month. *Beginners luck seems to show each time with this game. Another favorite is LCR with 3 winners, each 2nd Thursday of the month. Regular Bingo is the 4th Thursday of the month with multiple winners also. The January jackpot was \$72, February jackpot \$75, and March jackpot \$87.50. Also don't forget about cards and games on Tuesdays.*
6. Walk n Talk-this is not getting much attention; I assume due to the weather. Hopefully, with the *weather getting warmer walking will pick up.*
7. Daytime Events- The \$5 lunches at the Beavers Center are really delicious! Plus, you play are free round of BINGO after dessert to win a prize. Well worth the money! We are supporting Wholly Grounds Coffee and Southern Muggs coffee for a Thursday afternoon pick me up since they were so supportive of us when selling our Christmas Sweatshirts. So, grab a neighbor or two to have *afternoon coffee/tea/smoothie.*
8. Evening Restaurant Outings- In January, 23 of us met at Longhorn for a delicious meal together/ In February, 28 of us met at Neena's for a fun meal. In March, 19 of us met for some good cooking and shopping at Cracker Barrel. The restaurant outing is the 4th Monday of each month at 5:30 at a different restaurant each month. Watch the entrance board for the restaurant we will be going to. *Thank you to Janet Puffer for coordinating this!!*
9. Potluck started again in February with chili and a valentine theme. March potluck was a true potluck with some good food and everyone wearing green for St. Patrick's Day. Potluck will be changing back to the 3rd Thursday at 6:00, so bring a dish and enjoy fellowship with your neighbors.
10. Birthdays-we love to celebrate our resident's birthdays each month on the first Monday at 6:00. We *have a sweet treat, conversation, and goodie bags for the birthday people. In March, we begin*

taking donation for a local non-profit so we can give back to our Bartow County/Cartersville community. We collected \$312 cash and \$25 in gift cards for Footprints on the Heart. We also have *ladies crochet hearts for this non-profit which is a special need they have as a remembrance token.* Each month at the birthday celebration we will collect donations for other non-profits or community services. In April we collected \$85 for Men Build Men. We are super grateful for MBM for volunteering their time and labor to clean off roofs and gutters in our condos next to the tree lines and also for clearing up our retention pond last summer. They plan to help us more in the future.

11. *We have an art class coming up. All supplies will be provided, the cost is \$30, and you get to take home your masterpiece!*
12. We will have a duck raffle in May. Each duck is \$20 and the prize is a \$100 gift card to Kroger. Sign up now for your duck!
13. We are planning a shoe drive. We will take donations of men, women, children shoes. All shoes except roller or ice skates. *The shoes will be donated to different countries that have need of shoes.*