

HMPOA 6/23/23 board meeting minutes

The newly elected board of Hardwick Mountain Property Owners Association met at 5:00 pm on June 23rd, 2023 at the home of John and Vicki Barnhill. The following offices were elected:

President - Steve Harper

Vice President - Vicki Barnhill

Treasurer - John Barnhill

Secretary - Marc Cole

Member at Large - Jeremy Cole

Other volunteer duties assigned:

Firewise - Vicki Barnhill

Snow Removal Coordinator - Marc Cole

Road Maintenance Coordinator - To be determined

Board discussion topics

- All members of the association are to be invited to all meetings.
- A new sign will be installed at the top of the Hogan's driveway to indicate that there is a turn around next to the Linderman driveway. Jeremy Cole will be in charge of maintaining the turn around (grass cutting) at the end of Turkey Ridge Rd.
- HMPOA Website is being transferred to Host Gator on a new domain. Host Gator will have a renewal fee of approximately \$100/yr. Paul Barnhill (John and Vicki's son, who is a professional IT) has agreed to be the webmaster for HMPOA and will receive a \$100 per year stipend.
- Paying your lot assessment online was discussed. The has been researched previously and has been determined to be excessively expensive for a small group such as our association.
- The board discussed and approved the building of a shed on a property owners lot.
- The board discussed issues of the mail not being delivered on time. USPS has been contacted about the situation and we have been informed that they are having internal problems that are being resolved. We will continue to monitor the situation.

The Restricted Covenants are up for adoption and need to be voted on by the association members in the near future. Proposed changes were discussed at length during the June 1, 2023 annual meeting and property owner feedback has been incorporated. Listed below are the adjustments that have been made to the RC's.

Paragraph A - Commercial vehicles or equipment exceeding 15,000 lbs gross weight shall not be stored or maintained on the properties. Also clarifies the use of residences for "professional purposes".

Paragraph C - Section i (Any deviation from the approved plans requires Board approval)
Section ii (Construction is expected to be completed within 1 year of approval)

Paragraph D - Change clarifies that trailers, tents and RV's may not be used as long-term residences or storage facilities. An allowance for such use up to 90 days during Construction has been added based on property owners feedback.

Paragraph E - Setback requirements for construction will follow the zoning laws of Orange Co. This relaxation from 60' (current RC's) to 35' based on property owners feedback.

Paragraph F - A sentence discussing drainage easements in the original RC will be deleted because it references easements "shown on the plat of survey of the subdivision that are not actually on the plats.

Paragraph J - Short term rentals - AirBNB, VRBO etc, defined as 30 days or less are not allowed. The board discussed extending this to up to one year based on the input of one property owner, but decided that 30 days is adequate to prevent short term rentals, while allowing property owners the flexibility for moderate term Rentals (3 to 12 months) if desired.

Paragraph M - Explicitly states access to certain properties to the east of our subdivision is allowed (with conditions) from existing HMPOA right-of- ways. This is consistent with legal deeds in affect and is being added to the RC's to avoid future confusion. Land owner(s) using these right- a- ways shall pay HMPOA assessments as specified in the HMPOA By Laws.

Additional legal review of recent modifications to the RC draft amendment will be conducted. The board anticipates meeting again in September to review a final draft and discuss procedures for additional feedback to property owners and eventual voting.

Treasurer's Report - has not changed since HMPOA annual meeting.