

Teel Mountain HOA Board of Directors Meeting agenda and minutes

Date:	September 10th, 2023 @ 4:00 PM					
Location:	Teel Mountain Pool Pavilion					
Board members in attendance:	X John Aiken Garrett Bozeman Tracy Diaz X Cedric Graham X Dewayne Pinion					
HOA members in attendance:	Heather Smith, David Smith, Jacob Rutski, Joe Edlhuber, Vicki Aiken, Russ McClenahan, Rorand Kathy Jackson, Elizabeth Graham					
Agenda Topics:						

- 1. Approve June meeting minutes Done via email
- 2. Homeowner/Property updates 3rd quarter Cedric
 - a. Christensen's building on Teel Point going well
 - b. James Allison purchases
 - i. Sterling Hedden purchased lot 13
 - ii. Purchased Holt lot 2
 - iii. Purchasing Thomas lot 55
 - iv. Selling Holt lot 57
 - c. Property setback/privacy line requirements haven't heard back
- 3. Treasurer Update John
 - a. Financial report
 - b. Bank update almost finished transferring items to Mtn Valley from Truist
 - c. Dues payment status
- 4. Secretary update
 - a. New website is up, need to add documentation (covenants/meeting minutes/etc..)
- 5. Committee Updates
 - a. Architectural Review Committee Cedric
 - i. No update
 - b. Landscaping Committee Garrett
 - i. Dahlonega Landscaping chosen for front/pool areas as well as other various areas
 - c. Road/Water committee Garrett/Cedric
 - i. Street repair by Benson property maybe weekend of 9/16
 - ii. Re-alignment of speed bumps
 - 1. Lines painted on road
 - 2. Need to discuss with county/fire marshall for best practice
 - d. Pool Committee Dewayne
 - i. Pool Maintenance
 - 1. Urinal leaking
 - 2. Pool ladder step broken Dewayne to replace
 - 3. Lounge chairs broken. We are looking for replacements
 - ii. Year-round pool maintenance
 - 1. Concern with pump being uphill as well as freezing or if power lost

- e. Welcome/Neighborhood Fellowship Committee
 - i. No update
- f. Neighborhood watch Cedric
 - i. No update
- g. TM HOA Management document updates
 - i. Architectural Standards Cedric
 - 1. Reviewing sample documents
- h. Community discussion items
 - i. Maintenance on road to Tallant property
 - 1. The board has deemed that road is a private drive since the properties have been consolidated to 1. The board to reach out to Tallant with explanation
 - ii. Brought up idea of end of summer fiesta party as well as a community Halloween event

Action / Follow-up Items:

Need to trim around water meters. Board unsure of location and will get with Heather for locations. Also mow easement behind left entry sign (next to Heather's house) Do we mow other side of the street? Taxes not being paid, need to investigate if we own Do we need to have a cleanup around the community of storm debris?													

Adjourned @ 4:47 PM