

Concerned Homeowners Meeting Overview

Date: October 8, 2024

Next Meeting: November 12, 6:00 PM

1. Attendance

- Low turnout was observed. Please encourage others to attend future meetings to ensure broad community input.

2. Board Members

- Joe and Lori left the meeting, along with Robin (member-at-large), for an important private discussion. If you have concerns about board transparency or behavior, please share them.

3. Security Concerns: Lighting for Quads

- The group discussed the potential installation of lights at the back of the quads or additional light posts to improve security.
Action: We welcome suggestions on how to proceed with this proposal. Do you agree this is a priority? Any recommendations for vendors or other options?

4. Board Transparency and Compliance with Georgia Law

- We discussed access to **transition board minutes**, noting that failure to maintain and provide meeting minutes violates **O.C.G.A. § 14-3-1601**.
- **Consequence:** Without proper record-keeping, the HOA could face challenges in the legality of its decisions, and members may lack visibility into important board actions.
- **Note: Town hall meetings do not fulfill this requirement, as they do not serve as formal board records.**