

DRUOA Board of Directors Meeting Minutes

June 17, 2023

Call to Order – The meeting was called to order by Harford Field at 10am

Directors Present: Harford Field, James Duda and Kimberly Eschenbach

Establishment of Quorum – A quorum was established. All board members present.

Approval of Agenda:

A Motion was made by Harford Field to approve the minutes from the March board meeting. Seconded by Kimberley Eschenbach and unanimously agreed.

Report of Officers

Financials: \$59K income; on budget, no past dues; online payment portal working; transfer fee received for 435B sale.

Old Business:

1. Harford to contact GBBG through Kristin to walk the open issues for Bldg-4-7 & 10 including warranty issues. Vendor indicated contact with manufacturer for resolution but not heard back. Two telephone requests have been made to execute agreed to warranty work, especially the warped walkway fascia boards (example is right-side of Bldg-9 walkway). Board to provide written request to document the issue for potential escalation as needed. -OPEN
2. Harford to contact electrician to correctly repair exterior light for 417B.and 429B.417B repaired by Byrd Electric, nothing found wrong with 429B -CLOSED
3. 435/436 stairway lighting and extraneous wiring repaired or removed including new photocell. Photocell not properly working. Byrd contacted for warranty repair. -OPEN
4. 435B DC lighting has timer problem and Jankowski Electric requested to insert photocell. Awaiting quote. - OPEN
5. Harford to follow-up on broken footer repair at Bldg-6; Requesting Ingram Home Improvements to quote solution. - OPEN
6. Verify issue with 427B fireplace non-use with owner and Tate Fireplace service contractor
 - a. Action Taken: Kimberly to follow up with Tate Fireplace to verify conditions found at inspection, then board to issue a letter to owner for records if fireplace cannot be used. - OPEN
7. Harford to F/U damaged Lamp post at Bldg-6 to determine resolution. Cleared area removing damaged pieces. Remaining two lamps function well. Deemed acceptable until further damage. -CLOSED
8. Harford to initiate investigation of dues assessment basis beginning with DRCA/developer plat at county clerk's office plus original DRCA founding documents. Research could not uncover any

documents indicating original determination basis for assessments. With help from county assessor's office, determined official recording of square footage as indicated in public online records called QPublic to determine percentages owed. Created new spreadsheet of potential assessment for discussion at board meeting which are very close to original but errors noted as Eschenbach and Duda have same units opposite each other and 300sf variance does not appear accurate. Eschenbach to check if architectural drawings are archived with AECD or POA Administrative offices to see if they can be used to calculate differences. If an effective alternative solution can be found, changes to the Declarations would be required with a two-thirds vote of approval scheduled at the annual meeting in December. -OPEN

9. Bylaws and Covenants to be reviewed for changes in light of potential changes in dues assessment amount/percentages for overall update. -OPEN
10. Revive Architectural Review Committee. Updated and released Architectural Conservation Committee revived with updated document approved by the board and provided to the Ownership through the Disharoon Ridge web site and email notice. CLOSED
11. Walk around buildings to determine notifications that need to go to the unit owners i.e., locked crawl spaces, decks being used for storage and furniture. Completed. -CLOSED
12. Rules and Regulations to be reviewed, updated and approved by the board. Completed - CLOSED
13. Have a cleanup day April 15th rain date of April 22nd note to go out to unit owners - CANCELLED
14. James to review with State Farm option of quarterly payments to reduce cost. Also actively look at other options such as Allstate. No discounts at State Farm; Duda will look for quotes. - OPEN
15. Take trash removal down to twice a week during slow season, obtain days for trash pickup - CLOSED
16. New parking spot signs have been placed at Building 4 and 5. Work will continue buildings 6 and 7 should be completed by early April. All signs replaced. CLOSED
17. Kimberly to take pictures of drain issue at building 9 parking spot as well as the pot hole in front of the condo section/ Send to ask the POA. POA response is that drain is properly functional and requires no enhancements. Board still concerned about depth from surface to grate as tipping hazard if no car parked there. Field to follow up with options to better cover the drain area for safe pedestrian travel. OPEN

NEW BUSINESS

1. Replace grills as needed. Several owners have identified at least one is not properly working. There is a budget as part of Reserve Plan for Center Island. Determined most cost effective and efficient to simply replace entire grills when no longer properly operational.
2. Four carpenter bee traps acquired and put out. Monitor traps as part of maintenance.
3. Rotting boards problem on some rails and walkways. Field to survey all buildings to document and provide to Ingram Home Improvements to quote to replace and paint.
4. Walkway painting appears to be needed at several buildings to include some anti-skid additive.
5. Architectural Control Committee (ACC) reestablished but needs people to serve. Three positions to include one board member. Filed to head ACC and seeking two owners to also serve to review requests submitted by owners for modifications covered by the AEC document.
6. Discussion about some resistance by some owners to need for access for maintenance purposes was discussed and it was decided to contact the relevant owners with specifics about Georgia law, DRCA Declarations and board fiduciary responsibility to perform maintenance to preserve the community.

Adjournment – A Motion was made by Harford Field and seconded by Kimberly Eschenbach to adjourn. The Motion was approved unanimously. The meeting adjourned at 12:11 p.m.