

**The Hills at Queens Gap
POA Board Meeting - Minutes
Tuesday, December 19, 2017, 6:00 p.m.
Union County Civic Center
Blairsville, GA 30512**

In Attendance:

- Wendell & Ann **Caver**, Lot **69**
- Linda & Jerry **Chastain**, Lot **73**
- Joy **Boulenger** & Luke **Lukoski**, Lots **105, 106**
- Mike & BJ **Otero**, Lots **77, 76**
- Cathy **Powell**, Lots **100, 101**
- Billy **Toups**, Lots **4, 5, 6, 11, 12, 13**
- Bill **Towhey**, Lots **15, 46, 47**
- Jim **Tromanhauser**, Lots **1, 23**
- Flo **Weaver**, Lots **53, 54**
- **Weikle**, Randy & Susie, Lots **74, 75**

Welcome and Prayer

Ann Caver led in prayer. President Billy Toups welcomed each Board member, i.e. Cathy Powell, Jim Tromanhauser, Bill Towhey, Ann Caver, and Mike Otero, and spouses. He also introduced owners present, i.e., Linda & Jerry Chastain, Joy Boulenger & Luke Lukoski, Flo Weaver, and Randy & Susie Weikle.

Treasurer's Report

Those present received a copy of the December 19, 2017 Treasurer's Report. Billy Toups enumerated line-by-line the report, including the current POA checking account balance, 2018 assessment dues collected to date, 2018 assessment dues still due and owing, and 2017 budget versus actual monies spent. President Billy asked for any questions or comments pertaining to the Treasurer's Report. None were voiced. He asked for a Motion to accept the Treasurer's Report as stated. Bill Towhey made a Motion and Cathy Powell second the Motion. All Board members present were in agreement with the Report as follows:

Review of Homes under Construction

- a. Lindy Kirk, Lot 91 - Cathy Powell reported on the construction progress

Cathy stated Lindy's Certificate of Occupancy ("CO") was anticipated during the week of December 11, 2017. It was delayed because of the recent snow storm and power outage. Lindy should receive the CO during the week of December 19, 2017. She is excited and anxious to call Queens Gap home.

- b. Randy and Susan Weikle, Lots 74 & 75 – Randy and Susan Weikle were present to report on the status of their construction

The construction of their home has exceeded the amount of time allotted for a home to be built as stated in the Covenant and Restrictions, i.e. time being 12 months. They broke ground in April of 2015 and the construction has been delayed and/or postponed numerous times. Billy Touns requested the Board members and neighbors living in close proximity to the Weikle's lots to direct their questions and concerns to the Weikles. Billy prefaced his request by saying, the Board and all those attending tonight's meeting wanted nothing more than to be supportive during the construction process. He further stated that this question and answer session, was not to "point a finger," but rather to keep the lines of communication open, offer suggestions, and help as we all realize how difficult building a house can be, without numerous problems.

Concerns Express by QG Owners:

- Eyesore due of the length of time the building project is taking. It is a constant reminder that the construction has been neglected and residents are worried the project could be permanently abandoned.
- Contractor not working in the best interest of the homeowner or the residents in QG.
- Contractor and subcontractors do not consider other residents in QG, i.e. encroachment upon other people's property resulting in damage to their property, portable toilet is constantly overturned by storms with high winds, traffic flow has been obstructed numerous times offloading logs from a lot over one-half a mile away and hauled to the Weikles' lot, excessive noise pollution, i.e. dynamite explosions—no prior warning.

- 5 feet of an owner's lot was dug up while clearing land.
- A vacant lot was used to store building materials without asking the owner's permission or approval.
- Excessive wear and tear on the subdivision roads from the extreme amount of concrete and dirt (over 100 dump truck loads) hauled onto the building site.
- Contractor's lack of management and building expertise in building a home of this size and complexity.
- No timeline has been implemented for completion of the project; contractor does not work diligently at the building site—working 3-4 hours, but only 2-3 days per week mostly with a minimum number of people (usually 2).
- Contractor failed to follow Best Management Practices, causing major erosion problems resulting in contamination of state waterways and stream buffer. Contractor withheld this knowledge from the Weikles, but known by residents in QG and Union County building inspectors. Fines were imposed and work stopped by the County until site was brought up to compliance.
- Construction to date has deteriorated, i.e. logs warped from weather exposure; building materials exposed to the weather for months on end; water puddling on the subflooring causing swelling and further depreciation to construction.

Difficulties during the Building Process and Responses of Randy and Susan Weikle:

- Weikles very unhappy with the building process thus far; they are most anxious to be living in QG.
- Inclement weather.
- Contractor has experienced health (heart condition) issues.
- Contractor has never built a log home.
- Randy Weikle's parents' health issues, i.e. moved to Colorado temporarily (8-month period) during the decline of parents' health; death of parents; estate administration duties after their death; move back to Georgia.

- Number of logs initially purchased not sufficient; additional logs had to be purchased, cut and cured; these logs are now being stored in many storage facilities in and around Blairsville.
- Underground complications on the lot which required explosives.
- Original house plans had to be completely altered to accommodate the lot terrain.
- Sisson Homes now involved in the project.
- Purchased a home in Blairsville to live while their QG home is being built.

Concerns/Expectations/Suggestions of the POA Board:

- Key is to communicate to the Board on building progress and problems.
- Randy Weikle to give the Board a timeline to completion. He stated he expected the home to be completed in 6 to 8 months.
- Move forward from the past issues. Cooperation between the Board, Weikle, and his contractor will be key to successfully completing this home in a timely manner.
- Fear that the construction project is above and beyond the contractor's expertise, experience, and resources. Board floated the idea that Randy may have to consider a new or additional manager/supervisor to oversee the construction site and bring the project to a timely conclusion.

Weikle's Responses to POA Board

- Apology to the POA Board for a too long construction project. Cannot fix the past but will strive to move forward with a more timely building completion.
- 30-day progress report email to be forwarded to Ann Caver for distribution to the POA Board members and concerned neighbors-Chastains, Oteros, Davises, Cavers detailing the construction progress.
- Randy Weikle was not aware of some of the Board's concerns. He stated he will be more involved in the future and will address all concerns of the Board.
- Contact number for the Weikles:
 - 770-910-9108 (Home)
 - 678-642-5506 (Randy's cell)

- 770-842-1360 (Susie's cell)

Roads

a. Condition at Pump House

- Asphalt is alligating at this intersection and needs repairs.
- Bill Towhey will call Crisp Asphalt to evaluate the intersection and get an estimate of the costs of such repairs.

b. Driveway entering subdivision when iced

- Icing is dangerous when it snows and because of the shady area, the ice does not melt quickly. Freezing reoccurs as soon as the temperature drops and driving into the subdivision become dangerous and risky.
- Jim Tromanhauser has called the DOT about cutting the trees back to allow the sun to shine in this area to help with ice melting when the temperature drops. He also stated to the DOT it was a safety issue.
- Bill Towhey suggested installing heat strips. The cost for the strips and installation is unknown.
- John Johnston plowed the entrance during the recent snow storm, which helped greatly.
- Several Board members put down ice melt.

c. Stop signs, speed signs, and street signs

- Speeding can be a problem with visitors, service people, and contractors.
- Suggestions made to help with the speeding issue, i.e. stop signs, speed bumps. Stop signs were the preferred solution versus speed bumps. Billy Toups and Bill Towhey will check into the cost of installing speed bumps. Luke Lukoski will check into the cost of stop signs.

NOTE: Luke Lukoski has a local contact in Blairsville and replaced his street sign at a fair price. Since the Board meeting on

12/29/2017, he checked into the costs of replacing Treeline Drive sign and adding stop signs. Following is his findings:

I had a chance to stop by the Sign Makers sign shop on the square in Blairsville. They are the company that did the Lost Trail sign for us several months ago. They quoted us \$45 for replacement of the Tree Line Drive sign which is the same price we paid for the Lost Trail sign several months ago. It will be an aluminum sign rather than the fiberglass material which they say will not fade as the old one did. It will have two sided lettering and be reflective. I went ahead and ordered that sign. It will be done next Thursday due to them not having the blue color we want in stock. I didn't order a bracket as my understanding is the old bracket is still usable.

- *They were able to give me quotes for the following other signs that we may be interested in.*
 - *24" Stop sign \$55 ea.*
 - *24" Yield sign \$55 ea.*
 - *24" x 18" informational sign \$55 ea.*
- *The informational sign can have any wording we want on it. This could be a gate sign posting that we are a private neighborhood for homeowners and authorized others. The wording is up to us. All of these signs are aluminum, and designed for use in subdivisions and private roads. This company does a lot of work in the Blairsville area for other subdivisions. They also sell the U channel poles but I didn't get a price on those as I didn't know what length we would need. There are other sources for the U Channel as well.*
- Luke has offered to order the sign(s) and help with the installation. He also suggested posting "Private Property" signs.

Gate Codes

- Gate is opened at 7:00 am and closes at 6 pm.
- Closed on Saturday and Sunday.
- Gate is old and much wear and tear occurs from it constantly being opened and closed throughout the day.
- Some unwanted visitors are eliminated with a closed gate. Luke, Cathy, and Ann have expressed concerns with an open gate, stating this is a gated community.
- Leave the gate open when it snows and ices.
- Perhaps is time to upgrade the gate.

Other Items

- Sink hole up Barefoot Trail. Jason Lunsford will be called to bring gravel and repair the sink hole.

Adjournment

Motion to adjourn was made.

**AFFIRMED AND APPROVING MINUTES
QUEENS GAP PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 19, 2017**

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE HILLS AT QUEENS GAP ANNUAL PROPERTY OWNERS ASSOCIATION ANNUAL MEETING HELD ON TUESDAY, **DECEMBER 19, 2017**, 6:00 PM AT UNION COUNTY CIVIC CENTER, BLAIRSVILLE, GA PROPER QUORUM WAS PRESENT SAID MINUTES HAVE BEEN READ AND AFFIRMED BY

Billy Toups, President

Bill Towhey, Vice President

Ann Caver, Secretary/Treasurer

Jim Tromanhauser, Member at Large

Cathy Powell, Member at Large

Everett Moore, Member at Large

Michael Otero, Member at Large

Signed this _____ day of _____, 2018.