

**The Hills at Queens Gap  
Annual POA Meeting - Minutes  
Saturday, January 18, 2014  
10:00 a.m.-2:00 p.m.  
Union County Community Center  
Blairsville, GA 30512**

**In Attendance:**

- **Wendell & Ann Caver**, Lot 69
- **Linda Christopher**, Lot 99
- **Cecilia Corn**, Lots 4, 5, 6
- **Larry & Carol Davis**, Lot 78
- **Taylor & Margaret Duderstadt**, Lots 115, 116, 132
- **Franklin & Andrea Ellerbee**, Lots 7, 8
- **Clint Johnson**, Lot 70
- **John & Katherine Johnston**, Lot 97
- **Chuck Jones**, Lots 106, 107
- **David & Katie Kohutek**, Lot 85
- **Carey Lee**, Lot 128
- **Guy & Judy McMillan**, Lot 49
- **Everett & Cheryl Moore**, Lot 113
- **Mike & Carole Murphy**, Lot 68
- **Roy & Beth Nash**, Lot 48
- **Larry & Brenda Parker**, Lot 108
- **Tom & Toni Price**, Lot 72
- **Tim Rhinehart**, Lots 57, 58
- **Jeffrey Rymuza**, Lots 31, 32
- **Ed & Carolyn Sutton**, Lot 131
- **Billy & Lisa Toups**, Lots 11, 12, 13
- **Bill Towhey & Debbie Leger**, Lots 15, 47
- **Jim & Linda Tromanhauser**, Lots 1, 23
- **Florella Weaver**, Lots 53, 54
- **Jeffrey Wright**, Lots 52, 66, 90

Billy Toups welcomed those in attendance and invited them to enjoy coffee and pastries during the meeting.

Pres. Billy acknowledged and thanked those that served on the Board in 2013:

**Bill Pitts**, Lot 119  
**Gary Locke**, Lot 123  
**Tracy Sackelleras**, Lots 109, 112  
**Frank Ellerbee**, Lots 7, 8  
**Bill Towhey**, Lots 15, 47  
**Ann Caver**, Secretary-Treasurer, Lot 69  
**Clint Johnson**, Vice President, Lot 70  
**Billy Toups**, President, Lots 11, 12, 13

Pres. Billy gave special acknowledgements to  
**Executive Committee**

**Ann Caver**, Secretary – Treasurer  
**Bill Towhey**, Member at Large

**Covenant Review Committee**

**Chuck Jones**, Lots 106, 107, Non Board Member  
**Guy McMillan**, Lot 49 Non Board Member  
**Bill Towhey**, Lots 15, 47  
**Billy Toups**, Lots 11, 12, 13

**Treasurer Report for 2013:**

<b>Transferred from Waterfront Group</b>	<b>\$ 4,585.73</b>
Dues Received	<u>26,200.00</u>
Operating Funds	30,785.73
<b>Operating Funds 2013</b>	<b>30,785.73</b>
Expenditures:	
Mowing (\$8,450)	
Road Repair (\$1,570)	
Insurance (\$701)	
Office Expenses (\$566.39)	
Utilities (\$502.71)	
Miscellaneous (\$296.88)	
Total Expenditures	12,086.98
<b>Year Ending Balance</b>	<b>\$ 18,698.75</b>
Year Ending Balance	18,698.75

Transfer to Road Maintenance & Capital Improvements Fund 15,000.00

**Balance Going Into 2014** **\$ 3,698.75**

At intervals during the meeting, lot numbers were drawn by Laila Christopher, Randy and Linda Christopher's (Lot 99) 6-year old granddaughter, to receive door prizes. Our local merchants and restaurants were generous enough to donate a number of gifts to be used as door prizes at this year's annual meeting. Forty-two owners were present at the meeting and some owners were accompanied by guests. Each lot number (total of 136) was submitted into the drawing. In order to win, the property owner had to be present! If you owned more than one lot, your chances increased with winning a prize or prizes! Door prizes were contributed *Brother's at Willow Ranch, Blue Ridge Brewery, The Sawmill Place, The Aviator Café, G & G Bakery & Cafe, Cucina Rustica, United Community Bank, America's Home Place, Nelson's Feed & Hardware Depot, Inc., Sears, Multitude Galleries, Blairsville Cinema, Galaxy Bowling in Blairsville, Georgia Dance Studio, and Toups' Bush hogging.*

***And the winners are!!!!***

Jim & Linda Tromanhauser (Lots 1 & 23) - \$25 Toups Bush Hogging gift certificate and \$50 Home Depot gift card from America's Home Place  
Cecilia Corn (Lots 4, 5, & 6) - \$10 Brother's at Willow Ranch gift card  
Frank Ellerbee (Lots 7 & 8) - Two Aviator Café T-shirts  
Bill Towhey & Deborah Leger (Lots 15 & 47) - \$15 Blue Ridge Brewery gift card and T-shirt from Georgia Dance Studio  
Guy & Judy McMillan (Lot 49) - Vase from Multitude Galleries  
Fiorella Weaver (Lots 53 & 45) - \$25 Toups Bush Hogging gift certificate  
Tim Rhinehart (Lots 57 & 58) - Movie for two at Blairsville Cinema  
Jeffrey Wright (Lots 52, 66, & 90) - \$10 G & G Bakery & Café gift card  
Carol & Mike Murphy (Lot 68) - Two Nelson's Feed & Hardware Depot, Inc. tote bags  
Anne & Todd Schmittener (Lot 71) - Sears Wrench Opener  
Larry & Carol Davis (Lot 78) - Two Nelson's Feed & Hardware Depot, Inc. tote bags  
Laila Christopher, 6-year old granddaughter to Randy and Linda Christopher (Lot 99) - Galaxy Bowling and Georgia Dance T-shirt  
Chuck Jones (Lots 106 & 107) - \$15 Blue Ridge Brewery gift card  
Everett Moore (Lot 113) - \$10 G & G Bakery & Café gift card  
Taylor Duderstadt (Lots 115, 116, & 132) - \$25 Cucina Rustica gift card  
Carey & Cecilia Lee (Lot 128) - \$75 United Community Bank gift basket  
Ed & Carolyn (Lot 131) - \$10 Brother's at Willow Ranch gift card

In order to win, Owners needed to be present. Those numbers called but not present to win was Lots 10, 13, 14, 21, 24, 26, 27, 30, 33, 34, 39, 43, 44, 50, 55, 59, 60, 62, 62, 63, 64, 67, 73, 76, 80, 82, 84, 87, 88, 89, 92, 95, 100, 101, 109, 110, 118, 122, 123, 124, 125, 127, 133, & 135.

Pres. Billy reminded the POA that Assessment Dues are due January 31, 2014. As a saving to the POA money, Owners could pick up their notice today and pay dues by check or cash. Those owners not present would be mailed.

**Highlights of Queens Gap 2013**  
Good News

- Four Permanent Residences
- Three Additional "Occasionally Occupied" Residences
- Five Homes Being Built
- Some Lots Being Sold
- Lots of Interest; Lots of Activity
- Gate Fix for ~\$2,000 instead of \$5,000
- New, Upgraded Covenants

**Great News**

Thanks to Taylor Duderstadt, Lots 115, 116, 132

Our Website is up and running! [www.TheHillsAtQueensGap.com](http://www.TheHillsAtQueensGap.com)



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**Not So Good News**

- Dramatic Increase in Property Tax  
As Much as 400+%  
(\$30,000 to \$148,000 Assessed Value)
- Many Properties Affected but Not All.
- Watch Your Property Tax Notices in Early Summer
- File Homestead Exemption By April 1, 2014

**Major Concern**

- Road Maintenance is Our Responsibility  
Putting Money into a Road Repair Fund  
Exploring Preventive Maintenance

\$15,000 will be transferred in an interest bearing amount with United Community Bank as a Capital Improvements Fund.

### **New Covenants Results**

The results of the property owners' votes on the proposed covenant changes are below.

√ = item passed. X = the item failed.

- Replaces Waterfront Group with POA √
- Requires that Dogs be Kept Under Owner's Control √
- Requires Minimum of One Acre Per Grazing Animal √
- Increases Required Lot Size That Can Be Subdivided X
- Clarifies Minimum Square Footage as 1,100 X
- Clarifies Existing Requirement of Maximum Number of Outbuildings as Two X
- Clarifies Existing Prohibition of Mobile Homes √
- Limits the Size of Solar Panels X
- Establishes Guidelines for Mail Boxes √
- Allows RV Parking on Property When Building √
- Allows Permanent RV Storage on Property if in a Totally Enclosed Structure √
- Clarifies Regulations for Signs √
- Requires Board to Check Building Plans √
- Prohibits Vinyl Soffits X
- Clarifies Existing Requirement that Outbuildings be Totally Enclosed X
- Adds Queens Gap Legal Description, Property Improvements and Building Requirements. √
- Allows Board to Grant Variances to Covenants √
- Provides Board with tools to Enforce Covenants √

### **Election of New Board Members**

- Three for 3 year term
  - Bill Pitts – Retired
  - Gary Locke - Retired
  - Mike Murphy - Resigned
  - One for 2 year term
  - Clint Johnson – Resigned

### **Short Introduction by Each Candidate**

Chuck Jones, Lots 106, 107

Dr. Everett Moore, Lot 113

Roy Nash, Lot 48

Dr. Eric Partin, Lots 2, 3

Jim Tromanhauser, Lots 1, 23

There was a short fifteen minute break. Owners were asked to fill out Contact Information Sheet, even if information did not change, pick up invoice for dues (payments accepted), drop votes into the box. Winners announced after the break.

## **New Board Members Elected for 2014**

### President

Billy J. Toups, Sr. (Lots 11, 12 & 13)  
Queens Gap, Blairsville, GA 30512  
[billy.toups@earthlink.net](mailto:billy.toups@earthlink.net) Cell: 404 643-4869

### Vice President

Bill Towhey (Lots 15 & 47)  
70 Park Place, Covington, GA 30016  
[b2e2009@hotmail.com](mailto:b2e2009@hotmail.com) Cell: 404 402-9588

### Secretary-Treasurer

Ann Caver (Lot 69)  
P.O. Box 1942, Blairsville, GA 30514 (Mailing Address)  
333 Tree Line Drive, Blairsville, GA 30512  
[ann.caver@brmemc.net](mailto:ann.caver@brmemc.net) Home: 706-400-7050  
Cell: 678 794-2798

### Members At Large

Chuck Jones (Lots 106 & 107)  
P.O. Box 1490, Blairsville, GA 30514  
[Cbj2041@aol.com](mailto:Cbj2041@aol.com) Cell: 904-982-4753

Frank Ellerbee (Lots 7 & 8)  
195 Wani Rd, Griffin, Ga 30224  
[frankell187@yahoo.com](mailto:frankell187@yahoo.com) Cell: 770 595-3344

Roy Nash (Lot 48)  
108 Truckrock Church Road, Blairsville, GA 30517  
[roybeth@gmail.com](mailto:roybeth@gmail.com) Cell: 850-591-7535

Everett Moore (Lot 113)  
10401 Indian Walk Road, Jacksonville, FL 32257  
[emooredvm@aol.com](mailto:emooredvm@aol.com) Cell: 904-535-9081

Tracy Sackellares (Lots 109 & 112)  
445 Edenbrooke Way, Roswell, GA 30075  
[tsack@bellsouth.net](mailto:tsack@bellsouth.net) Cell: 770 403-8653

Jim Tromanhauser (Lots 1 & 23)  
P.O. Box 1639, Blairsville, GA 30514  
[jltroman@gmail.com](mailto:jltroman@gmail.com) Cell: 404-550-4588

Meeting adjourned at approximately 1:00 p.m., January 18, 2014.