

**The Hills at Queens Gap  
Annual POA Meeting - Minutes  
Saturday, January 24, 2015  
10:00 a.m.-12:30 p.m.  
Union County Community Center  
Blairsville, GA 30512**

In Attendance:

- Larry & Wanda **Adams**, Lot 124
- Chris & Russ **Byrd**, Lot 122
- Wendell & Ann **Caver**, Lot 69
- Randy & Linda **Christopher (Laila)**, Lot 99
- Larry & Carol **Davis**, Lot 78
- Dave & Patti **Franck**, Lots 42, 130
- Sam **Homsy**, Lot 60
- Clint **Johnson**, Lot 70
- Chuck **Jones**, Lots 106, 107
- David & Katie **Kohutek**, Lot 85
- Vic **McCarty**, Lot 46
- Guy & Judy **McMillan**, Lot 49
- Everett & Cheryl **Moore**, Lot 113
- Mike & Shirley **Morgan**, Lot 105
- Rick & Pam **Morris**, Lot 92
- Mike & Carole **Murphy**, Lot 68
- Cathie & Gordon **Newton**, Lot 44
- Larry **Parker**, Lot 108
- Bobby & Sarah **Qureshi**, Lot 62
- Don & Cathy **Powell**, Lots 100, 101
- Tom **Price**, Lot 72
- Tim **Rhinehart**, Lots 57, 58
- Jeffrey **Rymuza**, Lots 31, 32
- Anne & Todd **Schmittenner**, Lot 71
- Billy **Toups**, Lots 11, 12, 13
- Bill **Towhey**, Lots 15, 47
- Jim & Linda **Tromanhauser**, Lots 1, 23
- Florella **Weaver**, Lots 53, 54

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

Billy briefly went over the Agenda for today's meeting and requested Owners to fill out Contact Sheet on their table, even if the contact information has not changed.

Ann Caver opened the meeting in prayer.

Billy acknowledged and thanked those that served on the Board in 2014:

**Frank Ellerbee** (Lots 7 & 8)  
**Chuck Jones** (Lots 106 & 107)  
**Everett Moore** (Lot 113)  
**Roy Nash** (Lot 48)  
**Tracy Sackelleras** (Lots 109 & 112)  
**Jim Tromanhauser (Lots 1 & 23)**  
**Ann Caver, Secretary-Treasurer** (Lot 69)  
**Bill Towhey, Vice President** (Lots 15 & 47)  
**Billy Toups, President** (Lots 11, 12 & 13)

Billy gave special acknowledgements to

**Executive Committee**

**Ann Caver**, Secretary – Treasurer

**Bill Towhey**, Vice President

**Treasurer Report for 2014:**

2014 Treasurer's Report

Carried Over from 2013 \$ 18,698.75

Transferred to Reserved Fund -15,000.00

**Income:**

Dues 26,200.00

Gate Remotes 450.00

Operating Funds 2014 \$ 30,348.75

**Expenditures:**

Mowing (\$5,550.00)

Road Repair (\$17,665.00)

Insurance (\$700.00)

Office Expenses (\$861.74)

Utilities (\$600.87)

Contract Services (\$152.00)

Gate Repair (\$2,726.53)

Misc. (Landscaping, De-Icing) (\$573.58)

Total Expenditures: \$ 28,829.72

**Year Ending Balance \$ 1,519.03**

## 2015 Budget

**Income** \$ 26,200.00

### Projected Expenses

Mowing (\$5,000)

Road Repair (\$15,000)

Legal (\$1,400)

Insurance (\$700)

Office Expenses (\$750)

Utilities (\$500)

Miscellaneous (\$150)

Contingency (\$2,500)

**Total Projected Expenditures** 26,000.00

**Project Year End Balance** \$ 200.00

### Drawing for Door Prizes

At intervals during the meeting, lot numbers were drawn by Laila Christopher, Randy and Linda Christopher's (Lot 99) 7-year old granddaughter, to receive door prizes. Our local merchants were generous enough to donate a number of gifts to be used as door prizes at this year's annual meeting. Owners submitted their lot numbers into a drawing as they signed in for today's meeting. In order to win, the property owner had to be present! This year chances to win increased because we limited the lot numbers into the drawing, i.e. if you owned more than one lot only one lot would be entered. Donations were given by *The Sawmill Place* (gift certificate), *United Community Bank* (gift basket), *America's Home Place* (\$100 gift card to Home Depot), *Blue Ridge Log Home* (gift basket and gift card) *Queens Gap Grass Cutting and Bush Hogging Services* (\$50 gift certificate), *UPS Store*, *Ellijay* (2 LED lights), *Pain Clinic* (5 gift certificates for one-hour treatment service), *Yvonne Redd Interior Design Services* (one-hour consultation), *Dan's Grill* (gift certificate), *Sicily's* (gift certificate), *Home Depot* (4 miscellaneous tool items), *Finders Keepers Consignment Shop* (percentage off coupons), *The View Grill* (\$2 off coupons), and *Ingels* (gift card).

### And the winners are!!!!

Everyone attending the meeting! Congratulations!!!!

Billy reminded the POA that Assessment Dues remain \$200 a year per lot and are due by January 31, 2015. Checks are welcomed at today's meeting.

## Website



Wendell Caver is the new Website manager. He gave a demonstration of the website. Of special interest is the installation of a new button tab entitled “Lots for Sale.” This tab will advertise lots for sale within Queens Gap to include pertinent information and photos for the listing. Posting is at [thehillsatqueensgap.com](http://thehillsatqueensgap.com). If you have a lot for sale and are interested in posting your listing on the website, please send your information to [rcaver@earthlink.net](mailto:rcaver@earthlink.net).

## Road Repair and Road Signs (Chuck Jones)

- No top coat
- Old roads – a lot of “alligating”
- The newer paving was done properly and should not require repair any time soon.
- Most wear at curves
- Bids

Went for competitive bids - results

- 5 different companies were contacted.
- 3 contractors came out – all agreed most of the roads in bad shape. The newer paving in the back was done well.
- Maintenance is very expensive - Need to build and maintain funds in reserve for the future.
- Will only get worse over time. The curves will always take the worst damage, and as the neighborhood is built out, heavy trucks will wear and tear.

Selected paver in Murphy-Crisp Paving Company

- All 3 vendors were good and all had the same price, so selected Crisp

### **Q & A on the Topic**

Q: Tom Price: Did they put a thickening coat?

A: Chuck Jones: Just a patch-work job when you built. You are responsible for roads that are damaged when you build.

Q: Everett Moore: Any roads not paved to be an expense?

A: Bill Towhey: The unpaved roads may not have a proper foundation. We are talking to an attorney to determine POA liability. We will have a lot of discussion over how to handle the unpaved roads in the future. Unpaved roads require a lot of maintenance (grading at a minimum, and if washed out more work).

Q: How much weight can road sustain?

A: Bill Towhey: One-half a load of concrete – 30,000 lbs. Most trucks hold 4 ½ to 5 yards of concrete. Builder needs to know the restrictions and hold the builder to it.

Q: Everett Moore: What road expense is anticipated? How much will we put in?

A: Chuck Jones: I recommend none to spend this year. Two sections around lots 88 and 89 are alligating badly. These roads are the worst and more specifically on the curves. The snow, rains, freezes, etc. cause the roads to deteriorate more quickly. Just look at the damage this year. POA will need to build up a reserve fund of \$100,000. However, it's a balancing act as to how to spend the money and when. Ideas will develop over the years.

Q: Clint Johnson: Who will decide? I'm the guy who lives on Sundown Court; I don't mind it staying graveled.

Q: Linda Tromanhauser: Can Union County takeover the roads?

A: Chuck Jones, Billy Toups and Bill Towhey: Our roads are not up to the standards that the county would require to take on the responsibility. They would have to be widened and completely repaired. They probably require drainage infrastructure that would add even more to the expense.

Statement: From the floor: I knew the first time I drove on the roads they were not up to standard. Take up a special assessment for the costs.

Q: From the floor: How about a one-time assessment?

A: Billy Toups: Any increase will require a 2/3 vote of the POA.

Q: Clint Johnson: Turnover to Union County, that would be a huge undertaking—tear up existing roads, dig up underground utilities, and very costly, and in compliance with Union County and Georgia regulations. Hugely expensive.  
Statement: Dave Franck: We need a general cost-case analysis. What are the alternatives? Part cost to county, part cost to POA. This is the kind of thing I did in my professional career.

Statement: Bobby Qureshi: I recommend all 3 proposals. Assessment increase. Take a hit up front and building up reserve fund. Got to get it done.  
Statement: Dave Franck: What needs to be done, do it.

Q: Tom Price: Looking to get my driveway concreted. I contacted three vendors last week. None of the ones I contacted came out or returned my calls.

There was some discussion around the floor about local contractors not being very responsive.

Q: Clint Johnson: Since private roads, there's a tax break.

Q: Linda Tromanhauser: Agree with increasing the dues and get the work done as soon as possible.

A: Chuck Jones: Not now, build up reserve. I recommend holding off on any unnecessary repairs until we have more of the homes built. Continuous heavy equipment will cause more damage. There is no one right answer, really. I also recommend repairing the most damaged sections of road and continue to build the reserve for the future.

Statement: From the floor: Go forward with it.

### **Road Signs**

- Liability issue if we do not have proper signs
- Private property
  - o Just inside the gate
  - o No trespassing
  - o No hunting, etc...
- Speed signs
  - o Up to 6.
- Stop signs
  - o Pump house intersection (Summer Cove/The Hills Lane
  - o Hills Lane and Rockwood Lane intersection

- Costs - \$500/\$600
  - o There are standards for signs. Engineering Grade (EG) reflective are recommended
  - o Posts – we can use some existing, but will have to purchase some

**Gate & Code Changes (Bill Towhey, Vice President)**

We will be changing the gate codes effective immediately. Owners’ gate entry code is **4805**. Gate entry code **4182** has been reserved for service vendors (builders, trash pickup, BRMEMC, etc.), and guests. The old code 2580 will be deleted. It became necessary to close the gate 24/7 because hunters have taken the liberty to hunt within the complex and we had an incident of vandalism. You will be notified via email when the next gate code change occurs. The gate codes will be changed quarterly; however, you will be notified via email when the next change occurs.

**New Development (Billy Toups)**

- New homes completed since last annual POA meeting:
  - Dave and Patti Franck – Lot 130
  - Everett and Cheryl Moore – Lot 113
  - Billy & Lisa Toups – Lot 11
  - Jim and Linda Tromanhauser - Lot 1
- New Full-Time Residents:
  - Don and Catherine Powell - Lot 101
- Soon to be Completed:
  - Guy and Judy McMillan - Lot 49
  - Jerry and Linda Chastain - Lot 73

By March, 2015, there will be 12 completed homes in Queens Gap, 10 of which will be occupied by full-time residents.

**Election of Board Member**

Three members are rotating off--Frank Ellerbee, Tracy Sackallares, and Roy Nash. The POA thanks you for your service!

In 2014, the Board elected to reduce the number of Board Members from 9 to 7. Consequently, only one board member will be elected and will serve for a 3-year term. The candidates submitted their names to be considered for a position on the Board. Those candidates are Dave Franck, Roy Nash, and Cathy Powell. After the voting, the two candidates not selected by the members present, the Board would solicit your services in any capacity in which you would like to serve. The POA needs you!

Break of 15 minutes while the ballots were counted.

**New Board Member Elected for 2015 to serve a 3-year term. Cathy Powell**

**Here are your Board Members:**

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

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

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

Cathy Powell (Lots 100 & 101)  
345 Young Harris Street, #1819  
Blairsville, GA 30514  
[cmp@bellsouth.net](mailto:cmp@bellsouth.net) Cell: 561-202-7884



**President's Comments** (State of the Subdivision Address LOL)

Much learned; much accomplished; much to do.

- Requirements for running a subdivision
- Revisions of covenants
- Establishing sound legal footing
- Road repair and maintenance
- Determining funding requirements
- Good Possibility of a request to increase dues or special assessment

The meeting was adjourned.

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE HILLS AT QUEENS GAP ANNUAL PROPERTY OWNERS ASSOCIATION MEETING HELD ON SATURDAY, **JANUARY 24, 2015**, AT 10:00 A.M. UNTIL 12:30 P.M. AT THE UNION COUNTY COMMUNITY CENTER, BLAIRSVILLE, GA 30512 WHEN PROPER QUORUM WAS PRESENT. SAID MINUTES HAVE BEEN READ AND AFFIRMED BY BILLY TOUPS, PRESIDENT.

CERTIFICATE AFFIRMING AND APPROVING MINUTES OF THE HILLS AT QUEENS GAP ANNUAL POA MEETING HELD JANUARY 24, 2015 IS FILED IN THE MINUTE BOOK HELD IN THE OFFICE OF THE SECRETARY FOR THE HILLS AT QUEENS GAP POA, 333 TREE LINE DRIVE (LOT 69), BLAIRSVILLE, GA 30512.