

**The Hills at Queens Gap
SPECIAL BOARD Meeting**

6:00 p.m. Friday, August 9, 2019

Held at Gary "Luke" Lukoski, President, Residence
The Hills at Queens Gap, Blairsville, GA 30512

In Attendance:

- Gary "Luke" Lukoski; **Lots 105, 106**
- Mike Otero; **Lots 76, 77**
- Ann Caver; **Lot 69**
- Cathy Powell; Lots 100, 101
- Melinda Kirk; **Lot 91**

Note: Any action taken at this Special Meeting would require a quorum of the Board members to pass a resolution. As defined in the Queens Gap POA By Laws, a quorum (majority of the board members) is present.

Reason for the meeting:

Jerry and Linda Chastain, owners of Lot 73, contacted the board and requested a variance for their property. They indicated that due to a mistake in a construction survey they conducted 4 years ago, a building on their property was in violation of the Protective Covenant, noted below. A recent survey connected with the sale of the Chastain property brought this mistake to light. A variance of the Protective Covenant is needed so the sale of the Chastain property can move to closing. The easement in question is on a property line shared with a landowner outside of the subdivision. No QG property owners or outside property owners have complained about the easement violation or were aware of it prior to survey. A purchase of a strip of land by the Chastain's that would also solve the easement problem is in process as well.

"ARTICLE IV Protective Covenants

11. No structure, other than a fence, may be built within fifteen (15) feet of any property line or of any right of way for any subdivision roadway or private drive serving another lot. Such setback requirements are subject to additional setbacks shown on any recorded plat with respect to watercourses, wells and the like. An easement for installation and maintenance of utilities, and for construction and maintenance of drainage facilities is hereby reserved in favor of the Association, located fifteen (15) feet in width along all side Lot lines and along all Lot lines fronting on any road in the Subdivision."

A discussion of this situation was held by the board. After discussion was concluded, a motion for a vote on this matter was requested by the President. Mike Otero made a motion to bring the Chastain request to a vote. The motion was seconded by Cathy Powell. A vote was taken and the motion for variance passed by unanimous vote of the board. The President said he would prepare a letter to be sent to the Chastain's and the attorney's office that is handling their closing regarding the board's decision.

The meeting adjourned at 6:35 P. M.

**AFFIRMED AND APPROVING MINUTES
QUEENS GAP PROPERTY OWNERS ASSOCIATION
SPECIAL BOARD Meeting
FRIDAY, AUGUST 9, 2019**

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE HILLS AT QUEENS GAP PROPERTY OWNERS ASSOCIATION BOARD MEETING HELD ON FRIDAY, **AUGUST 9, 2019, 6:00 PM**, AT THE HILLS AT QUEENS GAP, BLAIRSVILLE, GA, PROPER QUORUM WAS PRESENT SAID MINUTES HAVE BEEN READ AND AFFIRMED VIA EMAIL BY

Gary "Luke" Lukoski , President

Mike Otero, Vice President

Wayne Tingle, Secretary

Ann Caver, Treasurer

Everett Moore, Member at Large

Cathy Powell, Member at Large

Lindy Kirk, Member at Large

Signed this _____ day of _____, 2019.