

CHICKASAW ASSOCIATION BOARD OF DIRECTOR'S MEETING SUMMARY MINUTES
January 17, 2022

All Board members were present via Zoom.
POA Members Present: 35 by Zoom

President Pat Dennis called the meeting to order at 5:02 p.m.

EVENT CENTER UPDATE (Rick Hach): The footers were poured on January 9. Some safety-related modification work is being done to the existing excavation. Upon completion, the foundation wall forms will go up. Doors and windows, stone, paint colors, roofing materials, gutter colors, flooring, and plumbing fixture selections have been made. Near term, light fixtures will be selected, a propane provider will be chosen and details of the soda dispensing system and glycol beer system will be finalized.

ADMINISTRATION/OPERATIONS (Pat Dennis): The POA's attorney has formalized an easement for the Moxley Brown private property off Oconee Avenue. The easement allows owner access while staying within the confines of the Covenants. The document has been sent to the Brown's attorney for review and response.

FINANCE/SHORT-TERM RENTALS (Becky Black): Short-Term Rentals: The Short-Term Rental Committee conferred by email to create a list of questions that will be included in the upcoming Long Range Planning Survey. As for next steps, the POA's attorney has advised to 1) get community input and 2) create a list of Covenant and Bylaw changes that have been made since the community was established, chronicling the POA's attempt to control and/or limit short term rentals. Finance: Becky reviewed the 12/31/21 financial reports for Chickasaw Association, Chickasaw Utility and CPGA, Inc. The report with explanatory notes is attached as part of these minutes.

AMENITIES/ARCHITECTURAL COMPLIANCE (Rick Cochell): Amenities: The RV Park Plan that was approved in December will get underway when the weather cooperates. Upgrades will continue at the community center in the Men's Restroom and lending closet. Improvements at the covered and uncovered storage areas include surveillance cameras and new perimeter fencing at the uncovered storage. Architectural Compliance: Rick reminded all homeowners to complete an Exterior Change Form before beginning any exterior work to their property, including tree removal. In 2021, the ACC received 126 applications for review. One new home has received a Certificate of Occupancy from Oconee County and seven others are under various stages of construction.

SAFETY AND REAL ESTATE (Nancy Aden): Real Estate: Two POA lots were sold in the prior month and interest continues. Safety and Security: In cooperation with Amenities, the uncovered storage area security improvements are moving forward. The Security Committee will be delving into other safety issues in 2022, including the ongoing issue of speeding in the community. Internet: Upcountry Fiber continues to make progress throughout the community. In-house installations are underway.

CPGA/GOLF COURSE, COMMUNICATIONS, EVENT CENTER OPERATIONS (Kim Wolcoveick): CPGA/Golf Course: Greenstone has completed the construction on #4 and it is ready for finish grading and sod. Due to the scope of the project, the area of disturbance was significantly larger than originally anticipated. The finish contractor's initial estimate was \$22,000 to repair and resod a 20,200 sq ft area. His updated estimate is \$47,480 to repair and resod a 43,560 sq ft area. Kim Wolcoveick made a motion to approve an additional \$25,000 to repair and resod the damaged area on hole #4, Rick Cochell seconded, and the Board unanimously approved the motion. Public play at the golf course continues to increase. The 38% increase experienced in

2020 has held through 2021, despite significant construction on the course and above average rain days.

Event Center Operations: The committee will be meeting to discuss hiring staff in the coming months along with other administrative items. Communications: As Chickasaw's contact person, Kim receives surveys and other communications from Mt. Lakes Community Association.

ROADS (Mike Dittmer): Approximately \$30,000 in road repairs have been identified, awaiting a paving contractor. Volunteers will be doing some crack sealing in the next couple of months.

Long-Range Planning Committee (Joe Steinkirchner): The Long-Range Planning Committee continues to work on the survey and will be presenting it to the Board next month.

NEW BUSINESS: None.

The meeting adjourned at 6:17 p.m.