

**MINUTES OF DIRECTORS AND OFFICERS MEETING
OF
MILLWOOD PLANTATION
PROPERTY OWNERS' ASSOCIATION INC.**

A regular meeting was held on January 10th, 2021 at the Manor Community Center, Manor, Georgia. Members of the Board in attendance were Billy Smith, Cassey Jeffers, Heather Simmons, Zyn Yarborough, Hal Hodges, Frank Bartanowitz and Les Peterson.

The meeting was called to order by Billy Smith at 8:15 a.m.

Minutes from the December 13th meeting were reviewed and approved with minor revision.

Old business:

Gate on Perch Creek.

Roads in general.

Summons (new summons on different parcel from last meeting)

Grading contract approval.

New business:

Grader purchase

Member request for grading of N Farms Edge Rd

Member concern over S Farms Edge entrance visibility

Signs on Odum Rd.

Billy gave status on hiring an off-duty police officer. Reported that he contacted the office but did not get confirmation and has a meeting scheduled for Monday.

New summons has been received regarding parcel 157 and is nearly identical to the one received on parcel 147. It was agreed to pass the issue to the attorney to be handled similar to the first.

The new grading contract was discussed. Les moved and Heather seconded that we approve the contract as written, effective the date on the contract. It was unanimously approved.

Zyn moved and Hal seconded that we purchase a specific motor grader that is advertised currently for \$29K plus \$1600 for transport from SC. After much discussion around return on investment, potential unknown costs for maintenance, the need for a storage location, the expense of a storage shelter and the cost of alternatives that have been established by competing contracts and pricing, the motion failed with 3 yea's and 4 nay's.

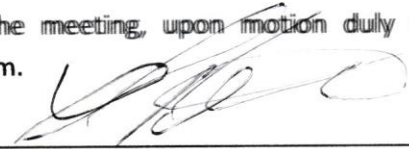
Long-term road maintenance planning was discussed. Goal to document what needs to be done on each road was committed to by Zyn with support from Les. They will mark on plat drawings the work to be done on each section of road so that estimates can be made. Once cost is estimated, it can be prioritized and scheduled.

N and S Farms Edge Rd were identified as the current priority. Zyn agreed to discuss it with Danny and get an estimate to have swales renewed.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned at 12:27am.

February 14, 2021

Date of Approval



Leslie Peterson, Secretary