

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

A regular meeting was held on January 16<sup>th</sup>, 2022 at the Manor Community Center, Manor, Georgia. Members of the Board in attendance were Zyn Yarborough, Billy Smith, Les Peterson and Cassey Jeffers. Hal Hodges attended via phone for a portion of the meeting.

The meeting was called to order by Billy Smith at 8:05 a.m.

Colt Kennedy joined to introduce himself and get information. He is the new owner of parcel 054.

Minutes from the December meeting were reviewed and approved.

Old business:

Security

Roads in general.

Paving the entrances.

Board candidates.

Annual meeting prep.

New business:

Clearing Perch Creek Rd with mulcher.

Well at main entrance.

Outstanding work related to Zyn's backhoe project.

Tax return.

Reserve funds.

Billy reported that he talked with the Sheriff's department and had the schedule spread out to extend coverage through mid-February. Agreed to not renew for a while, possibly in the summer.

Casey moved that we authorize \$500 to purchase seed and have Zyn spread it on the areas that he disturbed with the backhoe. The labor is limited to \$150 leaving the remaining \$350 to go toward the cost of seed. Les seconded and it was unanimously approved. Zyn abstained from the vote. It was further noted that future jobs of this type should include reseeding as part of the original agreement.

Discussed the need to address growth of overhanging trees on the east end of Pine Valley Rd. The subject was tabled pending additional information and agreement from owners of the adjacent land. Zyn agreed to follow up with those owners.

Discussed the budget for the coming year and agreed there is no need for adjustment.

Discussed the possibility that we invest the reserve fund rather than leaving it in a zero-interest checking account. Agreed that Les would contact the attorney to get advice and guidance on options.

Reviewed outstanding amounts on the properties we hold liens on. Les agreed to have the attorney give guidance on what can be done to recover those funds through legal remedy to possibly include foreclosure.

Les reported that we have what we need to file taxes for 2021 and will send the information to the accountant to have that done.

Reviewed the agreed upon annual meeting date and noted that the date did not agree with the day of the week in the draft invitation. It has been corrected.

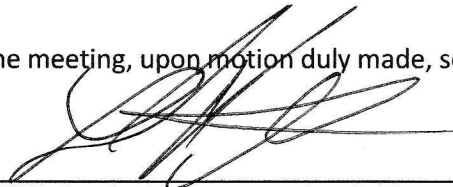
The asphalt company has been unresponsive. Zyn agreed to have another company give a bid.

The pump on the main entrance and the exorbitant bill resulted in the agreement that we don't need to maintain the pump and Billy agreed to disconnect the power from the pump and put a lock on the box.

Billy reported that the road construction signs have been ordered and should arrive in the coming week.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned at 10:56 am.

February 13, 2022  
Date of Approval

  
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Leslie Peterson, Secretary