

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

A regular meeting was held on April 10<sup>th</sup>, 2022 at the Manor Community Center, Manor, Georgia. Members of the Board in attendance were Zyn Yarborough, Billy Smith, Les Peterson, Cassey Jeffers (by phone), Hal Hodges, Lisa Ward and Candice Gourley.

The meeting was called to order by Billy Smith at 8:10 a.m.

Old business:

Roads in general.

Outstanding work related to Zyn's backhoe project.

Liens.

Consistent enforcement of rules.

New business:

Grading on Perch Creek.

Inquiry on Perch and Odum.

Minimum square footage on house.

Winged Teal craters.

Project status.

Email use.

Minutes from the previous two meetings were reviewed and approved.

Zyn reported that he did get a verbal status update. The contractor has a problem with his grader and is working on it. He is also scheduled to grade the whole plantation. Zyn agreed to call the contractor for scheduling alternatives. Zyn also mentioned that a culvert was not accounted for on the project that may need to be replaced. He will verify based on elevation findings (when he shoots the line).

Rain has prevented progress on seeding. It's too late in the year for winter rye. Agreed that the previous approval is void and we will readdress the issue if needed a few months after allowing the areas to grass over naturally.

Les reported that he did ask the attorney to send letters but has not heard back. He will follow up.

With regards to building standards, Les reported that he has not yet sent the letter to the parcel owner and needs guidance on what should be stated. Discussion resulted in tabling for future discussion. Lisa agreed to work with Candice on a draft document that would outline standards for the community.

Discussed possible easement inquiry regarding Odum and Perch Creek. Les will respond via email to say we maintain those roads at our discretion.

Holes in Winged Teal was discussed. Billy moved, Casey seconded, that we have Zyn replace the culvert at a cost not to exceed \$1000. It was unanimously carried with Zyn and Les abstaining.

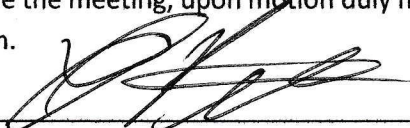
Noted that the disruptive behavior has increased as the weather warms up. Zyn moved, Les seconded and it was unanimously approved that we resume patrols.

The entrance mowing contract was discussed. A new contractor has placed a sealed bid. As the current contractor, Billy withdrew his contract. Les moved, Lisa seconded, and it was unanimously carried that we accept the bid at \$335 per mowing and enter into a contract with Barber's Lawn Service.

Hal brought up that the next meeting falls on Mother's Day. It was agreed that we would reschedule for the following weekend, May 15<sup>th</sup>.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned at 11:23 am.

May 15, 2022  
Date of Approval

  
Leslie Peterson, Secretary