

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

A regular meeting was held on August 14th, 2022, at the Manor Community Center, Manor, Georgia. Members of the Board in attendance were Billy Smith, Zyn Yarborough, Cassey Jeffers (via phone), Les Peterson, Candice Gourley and Lisa Ward. Hal Hodges was not able to attend.

The meeting was called to order by Billy Smith at 8:08 a.m.

Peter Nelson attended to voice concern over the tendency of Chickadee Rd to flood with no way to pass due to the depth of the water and condition of the road.

Old business:

Roads in general.

Swales damage.

Mulching on Perch Creek.

Consistent enforcement of rules (development of rules and regulations document).

Security.

Fence on Manor Millwood Rd.

Easement cost increase.

Asphalt on entrances.

New business:

Concern on Chickadee Rd.

Board expectations, financial report, communications, and board training.

Culvert on Winged Teal Rd.

Minutes from the July meeting were reviewed and approved as written.

Discussed possible contractors to pull all ditches. Current contractor has not been available due to illness and additional contractors may be available. Billy agreed to reach out to prospects for bids.

Winged Teal Rd has returned to having holes over the culvert to the point that it presents a hazard. Billy moved and Lisa seconded that we replace the culvert when weather allows based on standard labor costs (\$250) and using the pipe that we already have left from previous projects. It was unanimously

carried. Les and Zyn abstained from the vote. Billy agreed to post a sign at the location with an existing sign that was purchased last year.

Billy moved that we install a new culvert in the location requested on parcel 49 and if they want another culvert to replace the existing one, it would at the owner's expense. Cost will be the standard install rate plus the cost of the pipe. Les seconded and it was unanimously carried.

Swales damage on Perch Creek was discussed and Zyn reported the estimate that it would take about 8 loads at approximately \$140 per load of dirt to fix. Labor to spread it would be around \$150. Billy agreed to solicit input from another contractor for bid for recreating the swale. No specific decision was made.

Mulching on Perch Creek was discussed, and Zyn reported that he has not been able to discuss cost with the prospective contractor yet.

Draft of a conflict-of-interest form was reviewed, and it was agreed to send to counsel for feedback.

Lisa reported that she has also not been successful in getting a response from the Sherriff's office. Will continue to request their response.

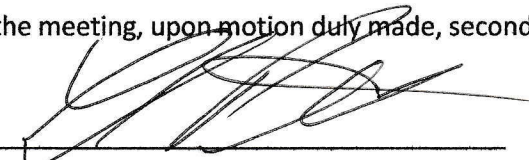
Zyn reported that the supplier is out of stock on boards for the fence repairs. He will continue to call for status.

Billy reported that he was not able to contact the asphalt company. Les moved, Billy seconded, and it was unanimously carried that if the price remains as previously quoted, \$2350, that Billy request that they schedule the work.

Discussed expectations with new board members to clarify some questions.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned at 11:46 am.

September 11, 2022
Date of Approval



Leslie Peterson, Secretary