



Thrasher Landing HOA Meeting Minutes *When: January 18, 2024 @6:00pm* *Where: Choo Choo BBQ Hixson*

1. Roll Call

- a. Ande Hixson
- b. Greg Dooley
- c. Doyle Pittman
- d. Linda Pittman
- e. Tisha Massey
- f. David Massey
- g. Janet Moore
- h. Eric Baxter
- i. Styler Seals

2. Board Members

- a. President – Josh Kilburn (Stepping down)
- b. Vice-President – Greg Dooley
- c. Treasurer – Ande Hixson
- d. Secretary – Ande Hixson
- e. Doyle Pittman – No role
- f. Beth Baxter – No role

3. Action Items (Carryover from Oct 2022 meeting)

Action	Progress	Due	Owner
Mailbox Address Labels	Needs review	TBD	Beth Baxter
Truck Parking on Road	COMPLETE	06/23/2023	Josh Kilburn
Neighborhood Website	COMPLETE	06/23/2023	Rachel Dooley

4. Treasurer Report

- a. HOA Account Balance - \$1,268.17 (as of 01/16/2024)
- b. Expenses Paid

Item	Cost	Year	Owner
Ben Mowing Front entrance	\$475	2023	Josh Kilburn
Tanner Sign Landscaping	\$600	2023	Greg Dooley
Tanner Mowing Front Entrance	\$760	2023	Greg Dooley
Tanner Mowing Front Entrance	\$130	2024	Greg Dooley
Storage Bins for Christmas Decor	\$87.36	2024	Doug Simms
Website Domain	\$16.17	2024	Rachel Dooley

- c. 2024 Budget
 - a. Mowing/landscaping - \$1,560
 - b. Website Domain - \$16.17
 - c. Event décor (Christmas, Yard Sale, Independence Day, etc.) - TBD
- d. Outstanding dues

- a. Checks are coming in. Only one delinquency from 2023.

5. Committee Reports

- a. Landscaping Committee (Greg Dooley, Justin Varghese, Chris Burkhardt, Eric Baxter)
 - a. Repair loose boards at entrance - COMPLETE
 - b. Landscaping maintenance - COMPLETE
 - c. Christmas decorations - COMPLETE
- b. Grievance Committee (Linda Pittman, Beth Baxter)
 - a. By-Laws and Declarations of Covenants and Restriction Revisions
 - i. Linda presented a draft amendment to the group.
 - ii. Will be sent to all neighbors via mailbox and/or email to review amendment.
 - iii. Will vote on amendment at next meeting.

6. New Development News

- a. Global Phase 2&3 builders about to be selected (DR Horton and Unknown builder)
- b. Cul-de-sac overhaul is expected to start late February 2024
- c. A new covered mailbox area planned after road is cut in.
- d. Rise Partners are starting the first house March 1st 2024.

7. Board Membership

- a. President – *Greg Dooley (Nominated by Ande Hixson and Doyle Pittman) - Unanimous yay vote*
- b. Vice-President – *Janet Moore (Nominated by Doyle Pittman) - Unanimous yay vote*
- c. Secretary – *Doyle Pittman (Nominated by Greg Dooley) - Unanimous yay vote*
- d. Treasurer – *Ande Hixson (Nominated by Greg Dooley) - Unanimous yay vote*
- e. Additional Board members – *Beth Baxter (all were in favor for Beth to remain a board member) - Unanimous yay vote*

8. Open Floor

- a. N/A

9. Next meeting

- a. 04-14-2024 – location TBD