



**Thrasher Landing HOA Meeting Minutes**    *When: January 18, 2025 @6:00pm*    *Where: Choo Choo Barbeque, Hixson*

**1. Roll Call for January 18, 2025 Meeting**

- a. **Greg Dooley – President**
- b. **Ande Hixson - Treasurer**
- c. **Doyle Pittman - Secretary**
- d. **Justin Varghese**
- e. **Sheila Varghese**
- f. **Linda Pittman**
- g. **Skyler Seals**
- h.

**2. Action Items**

Action	Progress	Due	Owner
September 2024 Minutes Approval	Complete 1/18/2025	1/18/2025	Doyle Pittman
Follow up with Brian Kopet about Amended Declarations of Covenants and Restrictions document	Discussed 1/17/2025	6/18/2025	Doyle Pittman
Add members to landscaping committee	New Item	6/18/2025	Greg Dooley

**3. Treasurer Report - Ande**

- a. HOA Account Balance - \$2565.10. After discussion it was approved to leave the HOA dues at the current level.
- b. Expenses Paid

Item	Cost	Year	Owner
Tanner Landscaping/Mowing	\$1600	2024	Greg Dooley
Website Domain	\$17.17	2024	Greg Dooley
Christmas Bows	\$88.59	2024	Greg Dooley

- c. Budget
  - Mowing/landscaping -\$1700 – Went up \$10/month
  - Website Domain - \$17.17 (yearly)
  - Event décor (Christmas, Yard Sale, Independence Day, etc.) - TBD
- d. Outstanding dues

- \$300 – Delinquent HOA dues from 2024. Ande reported that one the two owners was in the process for paying for 2024 and 2025.

#### **4. Committee Reports**

##### **a. Landscaping Committee - Greg Dooley**

- 2024 yards of the month
  - a. May – Seals’
  - b. June - Dooley’s
  - c. July - Dawson’s
  - d. August - Baxter’s
- Justin suggested adding an award for Christmas decorations. This was approved.
- Greg pointed out that additional members need to be added to this committee. Added as an action item.

##### **b. Grievance Committee (Linda Pittman, Beth Baxter)**

- The Thrasher Landing amendment to the Covenants and Restrictions document was approved at the April 14, 2024 meeting. It was Provided to Global attorney in October 2024 to be recorded with Registrar’s Office
- Doyle suggested that we post a monthly reminder on Evan Way Coalition Facebook site for a selected requirement from the Covenants and Restrictions document.

#### **5. New Development News**

##### **a. Phase 2&3 update – Greg Dooley**

- An agreement to convey lots 21 and 22 as shared community lots with the Cove at Thrasher Landing has been signed, notarized and recorded with the Registrar’s Office.
- New phases (The Cove) will be separate from our neighborhood and have their own HOA.
- Phase 2 update – Greg reported that DR Horton has purchased Phase 2 and will begin house construction in February 2025.
- Phase 3 update – Greg reported that Phase 3 has not been sold yet.

##### **b. Rise Development update – Doyle reported that he talked to Jeff at Rise and that they installed the speed bumps and Children at Play signs since it is still a construction site. They’ve met with the County who has threatened to remove them but have not as of yet.**

#### **6. New Business**

- a. Skyler Seals was nominated as the new HOA Vice-President. He was approved unanimously.
- b. Website maintenance – Rachel Dooley has agreed to continue maintaining the website.
- c. New HOA bank Account – The HOA Board will pursue switching HOA bank accounts to a local bank in Hixson.

#### **7. Open Floor**

- a. Construction traffic speeding was discussed. No action was assigned.

b. Noise and safety concerns with children from the Rise rental properties running around was discussed. No action was assigned.

**8. Next meeting** – An HOA Board meeting was scheduled for Friday, June 18, 2025.