



## Dowell Farm Meeting Minutes

**Date:** August 14, 2025

**Meeting called to order at:** 7:00 pm

**Meeting adjourned:** 8:00 pm

### Members present

- Cassandra Daniels – President
- Richard Meijome – Vice President
- Jo Fleshood – Treasurer
- Wesley Donaldson – Secretary

### Regular Session

- Reviewed community response to the school-year parking letter. Residents appear to be respecting the request to avoid parking near the entrance during school drop-off and pick-up.
- The board will begin distributing “hold-the-date” letters for the Annual Meeting scheduled on December 7, 2025.
- Due to ongoing low participation in board positions, the board is evaluating the feasibility and cost of transitioning to a management company for 2026.
- Homeowners are reminded that all exterior architectural changes require board review.
  - If changes are a direct replacement (same type, style, color, or height), a notification email is sufficient. All other changes require a formal ARC request.
- Discussed and approved retention pond maintenance plan from Georgia Landscape, which includes three annual cleanings covering the interior perimeter.
  - The board will proceed with contracting Georgia Landscape for the retention pond cleanings.
- Discussed and committed to enabling Zelle as a payment option for HOA dues starting in 2026.
- Reviewed and compared costs between a management company and a self-managed HOA board to support 2026 planning.
- The board will write off all outstanding interest and late fees associated with past retention pond assessments.
- Initial discussions 2025 Community events
  - Annual meeting. Tentative for December 7, targeting 3pm.
  - Community potluck during the community meeting
  - Fall movie for the community ... Hosting a community picnic using the phase 2 clearing.