Rockspray Subdivision
HOA Meeting
May 17, 2026 – 3:00 p.m.
Minutes

Board Members Present

President	Brad Patton
Vice President	Debbie Sanders
Membership	Heather Burke
Secretary	JD Arbuckle
Log house Bookings	Nancy Moll
Log House Maintenance	Scott Cmeyla

Board Members Absent

Landscape & Grounds	Jay Rogers
Treasurer	Vacant

Meeting held at the Log House in Peachtree City, GA and was called to order at 3:00 p.m. by the President. Approximately 5 residents in attendance.

Agenda Items:

- HOA Management Company:
  - Goals: website, communication tools, online payments
  - Possible Vendor: Easy HOA
  - Resident Feedback/Questions:
    - Will this allow board to send out mass communication? Yes
    - Will they sell our personal information? Board will validate they do not.
- Pending Legislation:
  - Board is monitoring the pending bills for GA regarding HOAs.
  - These bills are primarily around fees imposed by HOAs. The only fees Rockspray assesses is for past due HOA fees. We currently have several outstanding accounts.
  - Resident Feedback/Questions:
    - Have we spoken with the residents directly that have not paid dues? Not recently
    - Have we filed liens? Yes

- Amenities:
    - Board is getting quotes on addressing insect infestation on outside of log house and staining interior.
    - Tennis Courts want to hear from residents on how they would like to address.
    - Trash Companies – currently 3 in neighborhood. Once website is up, would like to vote on possibly getting group pricing for neighborhood from one company. Would have to be 85% of neighborhood.
- Resident Survey Results:
    - Responses: Info Sheet – 10 / Event Feedback – 7
    - 95% interested in attending events
    - 60% open to helping with events
    - 100% want family friendly events
    - 90% want weekend dates
    - 95% want a community directory
    - 25% want adult social events
    - Other suggestions: breakfast/coffee groups, kids reading circles, craft share nights, board games, use the smoker/outdoor cooking area for events

Miscellaneous:

- Resident mentioned lack of shade at playground and suggested this as an improvement. Playground equipment also needs staining.
- Resident noted cookout area has rotting beams that need addressing.
- Resident stated the exit at cabin gate has low visibility due to bush on left.
- Resident asked if we obtained any pricing for restoration of tennis courts. President advised the most re cent quote was $42,000.

Meeting adjourned at 3:50 PM.