

Subject: The Abbeys BOD Minutes 7/17/2023

7/17/2023 Minutes

Members Present: Chuck Jones, Cynthia Jenkins, Carol Allen, Jim Adams, Beth Meschke

Meeting was called to order by president Chuck Jones @ 6:30p.

June 2023 minutes were unanimously approved via email and distributed to residents.

June 2023 financials were unanimously approved.

Prayers/Concerns:

Keep the Williams and Moody families in your thoughts and prayers during the recent loss of their loved ones.

Continued prayers for Jim and Candy's niece, Caroline Adams.

Prayers for Elizabeth Kane and children on the loss of Elizabeth's father.

Pool:

Continue to enjoy the pool during these hot days. Remember to lower umbrellas and clean up after yourselves when leaving.

Gates:

Gate will remain open Sunday, July 22nd, for an Open House at the Jenkins' home.

Clubhouse:

Advanced Services will add the pool pump house and the gate house to their annual inspection at no additional cost. However, if treatment is needed, there will be a charge.

D'Antignac & Merritt conducted an inspection on our HVAC systems on July 6th. Refrigerant level check, start/stop operations, electrical connections, clearing of drain line, coil cleaning, and filter checks were completed. Our 11 year-old system is in decent shape and we should get at least a couple more years out of it. There was a \$100 fee for this inspection.

The handicapped rail installation is set to begin July 23rd. Date is subject to change based on weather and scheduled jobs ahead of ours.

A new vacuum cleaner has been purchased for the Clubhouse.

Cynthia will be resigning as our Clubhouse Chair mid to late August. We will certainly miss her leadership and friendship, and wish her and Sonny much happiness in their new home. Carol Allen has stepped up to complete Cynthia's role at the Clubhouse until the Annual Meeting in January 2024. Thank you, Carol, for volunteering for this!

Grounds:

Carlos has completed the clean-up around the Glen Abbey commons at a cost of \$900.

Remainder of Westlake hedge line is expected to be trimmed by 8/5/2023.

Common area shrubs between 683 and 687 Glen Abbey Drive will be completed by 7/29/2023.

Jim reports that shrubs will be trimmed every 3 months.

Matthews states that the weeds we are experiencing are due to the neglect of the last company we employed that applied no pre-emergent. Jim will talk to Matthews next week.

Jim will inspect the dead cedar trees and stump behind Sarah Jefferson's home this week.

Several tree cuttings are on hold until a second estimate can be procured. These include a tree limb on Greenfield Abbey, a dying tree behind 715 Pevero Abbey, pine trees at bottom of Glen Abbey, and an oak tree located at the west edge of Glen Abbey behind 694 Woodhall Abbey.

Jim, on behalf of Carlos, asks that yard clippings and yard waste be placed at the curb for easy access to dispose. Carlos will pick up this waste Wednesdays, Thursdays, and Fridays. Do not place piles behind shrubs or on grassy areas. Carlos is not expected to pick up piles in the rear of your yard.

Jim has agreed to be grounds chair for 2024. Official voting will take place at the Annual Meeting in January.

A Clean-Up Day @ The Entrance has been scheduled for Saturday, 9/30/2023 @ 8a. Please mark your calendars and plan on sprucing up our entrance.

ACC:

The ACC committee reports there are currently 2 requests they are working on.

Candy Adams has been appointed by the board to fulfill the role as treasurer until The Annual Meeting in January 2024, when her position will be official. Thank you, Candy. We appreciate your willingness to serve our neighborhood. If you are more than one month in arrears in your dues, please pay your balance as soon as possible. While it is understandable that one month overdue could happen, we will be exploring our options of adding late fees for more than one month. Monthly dues should be paid on the 1st of the month.

Per our Covenants, vehicles are to be parked at the Clubhouse no more than 72 hours. Please be considerate of your neighbors.

Meeting was adjourned at 7:55p.

Respectfully,
Beth Meschke
(Interim Secretary)