

## **Board Agenda/Minutes: March 19, 2024**

Board Members Present: Chuck Jones, Gene Lott, Candy Adams, Jim Adams, John Ray, Michelle LaMarsh

Meeting was called to order by Vice President Michelle LaMarch at 6:30. (Chuck was still at work and arrived later)

### **Prayer concerns:**

Joni Vanover – please pray for healing from her accident and a safe trip back to Georgia.

### **FINANCIAL REPORT: (Candy)**

Income (HOA dues) for February was \$ 21,105.00

Clubhouse rental for February: \$ 0 (None)

Interest Income \$ 135.46

Expenses for February: \$ 19,296.97

Past due HOA fees: \$ 135.00

Advance HOA payments: \$37,807.98

Total cash (checking, money market & CD's): \$ 320,790.57

Annual Corporate Registration and Bank signers need to be filed and updated.

Thanks to John Ray for picking up mail at the post office, making deposits at the bank and getting information to our CPA while Candy is unable to drive and recovering from surgery.

### **ACC REPORT: (Chuck)**

ACC requests for the month:

Larry Bone, Pevero Abbey, approval for converting screen porch into sun room, replacing existing deck and adding awning over deck.

The ACC members are Chuck Jones, Connie Wilson, and Jack Lanier. Submission Forms can be found on our website at [theabbeysatwestlake.com](http://theabbeysatwestlake.com). The password is "theabbey".

### **POOL REPORT: (Gene)**

Pool is closed.

The Rules sign has been put back up.

### **CLUBHOUSE REPORT: (Michelle)**

January rental was cancelled.

February rental was cancelled.

1 Rental has been booked for June and 1 for July.

Unauthorized parking in the Clubhouse parking lot was discussed. Issues have been corrected as they occur but we still have 1 trailer without a tag that should not be parked in the Clubhouse lot or in a homeowners drive way. This is an issue that will need to be resolved.

### **GATE REPORT: (John)**

Lamps at gate need to be repaired. The adapters need to be removed and the larger lights put in. Gene Lott is planning to fix this weekend.

### **GROUNDS REPORT: (Jim)**

-Pine straw has been put out in the common areas.

-Resident pine straw has been completed except for 1 resident that has not cleaned out their existing straw.

-We have a request from one homeowner that the zero turn mower not be used on their lawn. Carlos has done this to remove the thatch from the lawns but the request has been forwarded to Carlos.

- Jim will talk with Carlos about repair of the mower so it doesn't kill grass do to oil leak.

-Front wall repair: With additional items added for the wall repair, the total quote is \$76k. The vendor has been told to proceed with the repair. Cleaning around wall will begin 3/29 or 4/1. Paint samples and samples for the top of the wall to be reviewed and approved 3/22 – 3/25.

-We had requested a second quote from Georgia Carolina on Friday, 2/23/24 but they were a no show. As a result, we are going to use a dependable vendor that has been very responsive and a proven history of quality work and dependability/

-Growth over the front wall and tree removal will need to be addressed before the wall is repaired.

*Carlos will be cutting down shrubbery along the front wall and cutting down small trees near the wall and this cost will also be an addition to the wall project cost.*

*Larger tree removal will need to be quoted by a different vendor. This tree removal will be part of the wall project.*

-Pruning of tree limbs under 10 feet that hang over our roads has been completed with the exception of one resident that wants to do their own trimming.

-Pruning of crepe myrtles has been completed.

Carlos will be trimming weed growth on the east and west fences and applying Round-Up to these areas. This will be an additional cost above his contract cost.

-The east fence near the front wall was partially blown over by the storm on January 9th. It will require reconstruction. Jim is obtaining estimates to make this repair.

-Joni Vanover at 671 Glen Abbey has requested the hedge along her drive way be cut back. Jim and Carlos will take a look Wednesday and obtain an estimate for the cost.

#### **New residents:**

Winifred and Larry Bone – Pevero Abbey

#### **Open items:**

Update covenants – The board approved sending the updates to the attorney.

There is one home for sale on Woodhall Abbey

Dien Li is considering selling his home on Pevero Abbey

Meeting was adjourned at 7:30.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer