

Board Agenda/Minutes: May 21, 2024

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

Meeting was called to order by President Chuck Jones at 6:30.

Prayer concerns:

Jack and Marsha Lanier's daughter Tamara and her husband Chad need prayers for comfort and recovery.

FINANCIAL REPORT: (Candy)

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

Clubhouse rental Income for April: \$ 200.00

Interest Income \$ 140.51

Expenses for February: \$ 61,966.59

Past due HOA fees: \$ 315.00

Advance HOA payments: \$ 36,207.98

Total cash (checking, money market & CD's): \$ 287,276.15

ACC REPORT: (Chuck)

ACC requests for the month:

1- Deck modification – passed

2- Painting deck – passed

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

POOL REPORT: (Gene)

Pool is open.

An email will be sent to remind residents to put umbrellas down, make sure the rope between the deep end and shallow end is attached and the gate is locked.

If residents need gate keys, please contact Gene Lott.

CLUBHOUSE REPORT: (Michelle)

Clubhouse deck was cleaned with Olympic Deck cleaner.

An attempt was made to clean weeds, vines and small trees from flower beds at the clubhouse and pool. This needs to be done regularly during growing season.

The two trees next to the Pevero Abbey pool entrance to the pool need to be shaped

The clubhouse is rented May 25th and June 1st. Also, we have a resident using the pool deck, grill and pool from 11 to 3:30 and another using the pool in the evening for a graduation party

Currently looking at houses with painted ceiling molding painted to get some good examples.

4 clubhouse rentals in June.

GATE REPORT: (John)

An email will be sent to residents letting them know the gate will not be left open past 7:30 during day light savings time, even during events.

GROUNDS REPORT: (Jim)

-Large trees and limbs along the wall were cut by Dozier for \$4,000.

-The front wall is complete.

-The board will investigate the cost of lighting the front wall.

-Pine straw has been added along the wall to prevent rain from splashing dirt on the wall.

-Chuck to cut down additional limbs and shrubs to prevent wall damage

-Gate house will be painted by a few residents to match the wall.

-Cutting shrubs around power boxes in process by Carlos

-Weed growth encroachment outside east and west fences need to be cut down & sprayed with weed killer as we have time.

-Carlos to remove limbs at 741 Summerfield Abbey at right side and back.

-Shrubbery is being trimmed.

-Azalea trimming to continue and be complete by end of June.

- East fence repair is out for bid to Southern Fence Co. Followed up with them again today for price. Carlos will also submit a bid.

New residents:

None

Open items:

Update covenants – The board will be preparing a ballot of potential updates to the covenants for residents to vote.

There is one home for sale on Woodhall Abbey

Dien Li is considering selling his home on Pevero Abbey

Meeting was adjourned at 7:32.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer