

## **Board Agenda/Minutes: April 16, 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 6:34.

### **Prayer concerns:**

Joni Vanover for a complete and speedy recovery

Jack and Marsha Lanier's daughter – prayers for comfort and recovery

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

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

Clubhouse rental Income for March: \$ 200.00

Interest Income \$ 144.99

Expenses for February: \$ 12,528.33

Past due HOA fees: \$ 1,270.00

Advance HOA payments: \$ 34,952.98

Total cash (checking, money market & CD's): \$ 326,857.23

Annual Corporate Registration has been filed.

Bank signers need to be updated and Beth Meschke needs to be removed. Corporate resolution had to be filed first.

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

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

ACC requests for the month:

NONE

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.

Health Department has been contacted. We are waiting on the inspection.

**CLUBHOUSE REPORT: (Michelle)**

Clubhouse was rented for April 11<sup>th</sup>.

Received Peachtree Pest Control Invoice. Amount was \$450.00. We will be getting quotes from other companies going forward.

Received 2 quotes for painting the woodwork in the club house. \$1,075.00 from John LaMar and 1,264.38 from Victor Hernandez. This will be voted on in May. The treasurer will bring the budget and the spend by board member to review before approving this expenditure.

The deck was scrubbed but washing with water and brushes does not get it clean. Olympic deck cleaner for \$18.34/gal. should be used and 2 gallon should clean the deck. Michelle will be purchasing and cleaning the deck.

Unauthorized parking in the Clubhouse parking lot - issues have been corrected as they occur.

**GATE REPORT: (John)**

Thanks to Gene Lott for repairing the gate lamps.

**GROUNDS REPORT: (Jim)**

-Glen Falls Landscaping needs to check all the grates and pick up all the piles of branches.

- 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.

- Shrubbery along J. Vanover's driveway has been cut back as requested.

- Shrubs will be trimmed this spring as usual.

- Jim talked with Carlos about repair of the mower so it doesn't kill grass do to oil leak. The mower was not leaking oil.

-Front wall repair: Wall repair started

Al Kane requested a draw of \$25,920 for the work already completed on the wall and this was approved.

Color for wall and trim to be provided to Al Kane Wednesday morning, 4/17/2024. The board reviewed the color chart. 4 board members voted on the same colors. 2 board members agreed to vote with the majority board vote so as a result, the color was approved unanimously.

Shrubbery at the front wall has been removed.

Larger tree removal quotes were \$4,000 from Dozier and \$5,900 from Eben Gray.

- 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.

- Shrubs around the power boxes are also being trimmed per the guidelines published on line for safety and access to the boxes as well as safety for residents exiting their driveways.

Note: "The Lotts were upset over the shrubbery trimming around their transformer but I will also add that 1- a resident complaint was made because they couldn't see to back out of their driveway (a safety issue) and that 2 - the power company had notified two residents about the shrubbery around transformers and 3 – I will add a reminder to the residents that it is the responsibility of the neighborhood association to maintain the lawn care and shrubbery for the neighborhood and we don't send out individual notices to residents. Remember, the lawn care maintenance and uniform look is a primary reason residents come to this neighborhood."

- It was decided to send an email to residents along the wall to let them know workers would be in their back yards refinishing the wall and trimming back shrubbery and trees as needed.

**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

Monique Cauble will be selling her home on Pevero Abbey

Meeting was adjourned at 7:30.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer