

**MEETING: Tuesday, October 16th, 2018 @ 6:30pm**

**Board Members Present:** James Daskal, Todd Baldwin, , Bob Ligon, , Marise Kuhlke, Candy Adams, Trey Wylie

**Residents present:** None

Meeting started at 6:30pm. Todd Baldwin Read the minutes from last month's meeting.

**President – Jim Daskal -**

Jim checked with Carlos, our grounds keeper and confirmed that Carlos is taking care of the weeds in the common areas.

**Treasurer - Candy Adams –**

Candy passed out the P&L statements to all board members. We have \$39,635 in cash in our account. We are pretty close to budget. We budgeted \$119,000 and expenses were \$106,000. Candy stated that she can get our accountant to make a line in the P&L for our annual \$12,000 deposit allotted for our roads. Check was given to Marise \$8.00 for clubhouse supplies. Our property tax bill came in at \$90 and was paid.

**Club House – Marise Kuhlke -**

At the president's request, we are working on repairing the holes in the clubhouse chimney. Cost of the repair will be \$700.

We have a game night on October 27<sup>th</sup> at the clubhouse. President Daskal stated that the committee has done a great job with the organization of parties. We have been paying COMCAST for cable and we recently discovered that the cable box is old and hasn't been working. Todd Baldwin brought up that we might be wasting money paying for cable t.v. and no one is using it. The board agrees that we just have to keep the cable service running. Jim Daskal and Jack Demyan are going to take the old cable box to COMCAST and switch out the box and get the cable t.v. fixed. The board approves the chimney repair.

**Pool – Cathey Patrick**

Found a leak in the Pool. The following needs to be done:

6 tiles were located where an old hydraulic repair has cracked due to the deck settling and freezing and allowed moisture to get in behind the tiles. The six tiles need to be taken off and SIKADUR applied and also both lights are suspect and would cost \$100 to clog and seal the expansion collars. ALL three skimmer throats have gaps and plaster has poured into skimmer boxes. Cost to repair at \$250 each. The total repair is \$1,950. The board agreed to get the repairs done for the pool.

### **Grounds – Trey Wiley**

Our resident, Bert Moody wants to apply German Shmeer to his house. Trey Wylie advised him to contact the Architectural Control Committee for further approval.

Carlos has completed all of the weeding in the common areas.

Bob Ligon had friend of his from Lincolnton come over and cut down 2 trees that were over 75 feet tall and one stump ground out in the common area near his residence. Cost of this was \$1,150.

Carl Jaffe informed Trey Wiley that there is a tree on the other side of the wooden fence behind his house along the common area that may fall onto our fence. The question Trey asked was if the property on the other side was part of WestLake or a private owner. Bob Ligon says that the land is owned by a Mr. Jerry Logan. Trey wants to get in touch with him and Bob Ligon says that he has Mr. Logan's email address and telephone number to call him. Trey asked Bob Ligon to send him Mr. Logan's contact information.

The board agrees to get a bid on cutting down the trees at the front of the neighborhood and the large stump in the common area behind Mike Wright's house.

We have a street sign down due to the storm (hurricane Michael) that came through on October 11<sup>th</sup>. Jim Daskal said that he would take care of it.

Trey announced that we typically lay pine straw down in the common areas during the fall months. He recommends that we don't do it this year to cut down on costs. It costs approximately \$1,800 for the pine straw. The board agrees to hold off until the spring for pine straw.

The color and material for the new deck at the clubhouse was approved by the Architectural Control Committee. The board approved the release of the second \$6,000 payment to the TALLENTS construction. TALLENTS will be adding additional footing to the base of the deck. The deck will be much more durable and weather tolerant. Total cost of the new deck will be \$18,482.00. Candy Adams requested that TALLENTS provide a more detailed scope of work which itemizes the cost of all the materials and labor so that residents can see just how bad the old deck was that made the board decide to build a new one.

Trey asked if Columbia County had come out to look at the leak that we have in the street near the clubhouse. It appears that the county has come out and did something and we believe that it may have been repaired.

Trey mentioned that with only two more meetings before the end of the year, we should take a look at our CD and look into the possibilities of rolling it over for a better interest rate.

### **Gates- Bob Ligon –**

Bob announced that we have a new resident who is renting.

Also, that his tree guys can come out and cut down the trees on the front wall facing the street and cut down the stump in the common area behind Mike Wright's house.

Meeting came to an end at 7:37pm.

