

The meeting was held January 15, 2024.

Board Members Present: Chuck Jones, Carol Allen, Candy Adams, Jim Adams, John Ray, Beth Meschke

Meeting was called to order by president Chuck Jones @ 6:29P.

Please be in prayer for Ralph Cauble as he deals with health issues. Also keep Monique in your prayers as she cares for him.

**FINANCIAL REPORT: (Candy)**

The income from December was \$21,205.00 which consisted of a clubhouse rental and monthly dues. Our expenses totaled \$16,033.43. All dues have been collected and none are overdue. All residents are in good financial standing and are able to participate in the voting at the Annual Meeting. Our cash balance is \$291,290, which reflects an increase of approximately \$40,000 from this time last year. The majority of our time tonight was spent on finalizing the 2024 budget. Candy will have this budget available at the Annual Meeting and will discuss upcoming expenses in detail.

**ACC REPORT: (Chuck)**

There were no ACC submissions for December. 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: (Carol)**

With John Ray's help, our AT&T bill has been reduced from \$350/month to \$160/month. This is for the state required "911" emergency phone line located at the pool.

**CLUBHOUSE REPORT: (Carol)**

There was one rental in January. The handicapped ramp is in dire need of repair. An estimate from Chuck is being finalized. This will be discussed at the Annual Meeting.

**GATE REPORT: (John)**

The board voted unanimously to be proactive in replacing all gate batteries every January. Overhead Door Company will do this service for us at a cost of \$500. Chuck has agreed to have a permanent instruction sign made for the gate to replace the paper one that continues to get blown away. John has agreed to stay on one more year as the Gate Chair. Thank you, John!

**GROUNDS REPORT: (Jim)**

Jim will discuss estimates for the front wall repair at the Annual Meeting. We now have the funds to begin this much needed project. Carlos will begin his pruning of limbs under 10 feet that hang over our roads. Carlos will also be pruning crepe myrtles. He will be

trimming weed growth on the east and west fences and applying Round-Up to these areas. Growth over the front wall will need to be addressed before the wall is repaired. Carlos has signed the 2024 Landscape Contract. His annual income has increased from \$110,000 in 2023 to \$120,000 for 2024. The water leak outside of the clubhouse stopped a few days after the rain. There is no active water main leak. The water is run-off. Carlos removed a tree blown over from the storm behind Woodhall. The east fence near the front wall was partially blown over by the storm on January 9th. It will require reconstruction. Jim will obtain an estimate to make this repair.

Welcome to our newest residents Larry & Winifred Bone at 711 Pevero Abbey Circle. Their phone number is 706-373-1742. Email address is [lrbone20012comcast.net](mailto:lrbone20012comcast.net). Please update your directory.

Meeting was adjourned at 8:41P.

All residents are welcome at The Annual Meeting on January 22nd @ 6:30P at the clubhouse. Proxy Forms were delivered to each resident. These are to be used ONLY if a resident is unable to attend the meeting. It must be fully completed and brought by the neighbor of choice to the meeting in order to cast the absent neighbor's vote.

Respectfully Submitted,  
Beth Meschke, secretary/vice-president