

The Abbeyes HOA
Board of Directors Meeting
February 21, 2023

MINUTES

Board Members present: President Chuck Jones, Vice President Beth Meschke, Secretary/Treasurer: Connie Wilson, Grounds Chair Jim Adams, Clubhouse Chair Cynthia Jenkins and Pool Chair Carol Allen

Residents present: Michelle Lamarsh, Art Taylor, Earl Williams, Tina and Gene Lott, Candy Adams, Judy Carmon, Marise and Bud Kuhlke, Claudia Mahaffie, Tony and Hilda Musgrove, Sarah Jefferson, Kathy Staton, Hudson Chandler, Tim and Juli Brandon, Jack and Pat Demyan, Nan Shaefer, Mark Shaefer, Barbara Hill, Jeff Wilson, Norman and Sandra Skelton

The meeting was called to order by the President, Chuck Jones, at 6:30 pm.

A request for agenda items was sent to the neighborhood on 02/15/23.

Minutes from the January 17, 2023 Board Meeting were approved, unanimously.

Financials for January 2023 were approved, unanimously.

Reports

- ACC:
 - Recent approval/denials:
 - 736 Greenfield Abbey Court. Second request for fence. Denied.
 - The ACC made recommendations for Resolutions for fences and fire and heat sources in the common area.
 - A resident appealed the validity of the resolution to restrict fences.
 - Residents challenged the validity of the resolution to restrict fire and heat sources in the common area.
 - The Board voted unanimously to engage an attorney for an opinion.
- Treasurer:
 - January financials were completed and sent to board members to review on January 15, 2023. A summary is as follows:

▪ Beginning Balance 01.01.23:	243,709.26
▪ Income 01.01.23 – 01.31.23:	21,045.00
▪ Expenses 01.01.23 – 01.31.23:	13,206.89
▪ Ending Balance 01.31.23:	251,547.37
▪ Prepaid dues as of 01.31.23:	16,536.98
▪ Delinquent as of 01.31.23:	3,454.00
- Grounds
 - Water leak at the clubhouse lawn has been repaired, and remains open to dry out. This will be covered soon.
 - Matthews applied the first treatment to lawns and common areas.
 - Some residents stated their yards were not treated.
 - Chuck agreed to contact Matthews and request that all lawns, front and back be treated.

- A resident requested notice be given the day before application.
 - Chuck agreed to request Matthews give a 24 hour notice.
 - Pinestraw will be laid in the common areas.
 - Some residents mentioned not getting pine straw in their common areas due to the shortage of pine straw last year.
 - It was agreed these areas would be the first to receive application.
- Gates
 - John Ray, Chair, is not in attendance
 - There was a brand new loop system put in, which would eliminate all previous issues with maintenance and care.
 - The gates are working perfect!
- Pool
 - The pool is still closed with a goal of opening Masters Week.
 - The decking around the pool is in need of serious repair.
 - Two estimates for the pool decking.
 - Estimate – patch job \$7000
 - Estimate – full repair \$65,000
 - Additional estimates and opinion will be obtained.
 - There are two areas that need covered before spring pool inspection. Sonny Jenkins purchased the material to make this cover patch for less than \$300.
 - We will have the pool cleaned and salt added next month.
- Clubhouse
 - Shades for the windows were ordered and came in.
 - They were installed and came in short.
 - The customer service rep provided specific requirements to process re-order.
 - Rented 4 times in March/April.

Old Business

- Review of documents and initiation fee.
 - The Board voted to use the same attorney engaged to give an opinion on the Fences and Heat/Fire Sources in Common Area.
- Fidelity bond
 - Vice President Beth Meschke confirmed there is Fidelity coverage in our current insurance policy.

Tabled Business

None

New Business

- Claudia Mahaffie would like to talk about common areas

- Azaleas in the last circle common area. It was asked if these could be removed because there were some that have died. Jim Adams, Grounds, will look at them and make a determination.
- Finance Committee
 - A draft Charter was created for the Finance Committee.
 - The Board has only heard from one person with a possible interest in serving on a Finance Committee.