

The Abbeyes HOA
Board of Directors Meeting
December 20, 2022

MINUTES

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

Residents present: Art Taylor, Michelle LaMarsh, Earl Williams, Meredith Ray, Claudia Mahaffie, Gene Lott, Tony Musgrove, Jeff Wilson, Peggy Lovelace, Ross Meschke

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 12/18/22. No agenda items requested.

Minutes from the November meeting were approved unanimously. Financials provided for November 2022 were approved unanimously.

Reports

- ACC:
 - Recent approvals/denials:
 - No requests.
- Treasurer:
 - October financials were completed and sent to board members to review on December 19, 2022. A summary is as follows:

▪ Beginning Balance 11/1/22:	249,779.38
▪ Income 10/1/22-11/30/22:	11,615.71
▪ Expenses 11/1/22-11/30/22:	15,208.58
▪ Ending Balance 11/30/22:	246,186.51
▪ Prepaid dues as of 11/30/22:	7,492.98
▪ Delinquent as of 11/30/22:	1,290.00
- Grounds
 - The 5 dead cypress trees at the front inside the wall will be removed and the stumps. These trees will not be replaced. Not completed.
 - Dead tree at the entrance of Greenfield Abbey will be removed, including the stumps. This tree will not be replaced. Carlos to remove.
 - The two Leland Cypress trees at the parking lot will be removed, including the stumps. These will not be replaced. Carlos to remove.
 - There is a large tree located in the common area between 706 Rincon Abbey and 708 Rincon Abbey that was presented as causing undue stress on the roofs. Jim will talk with both neighbors affected by this tree, and obtain estimates to remedy.
 - There is a large pine tree in the common area next to 709 Pevero Abbey Circle, which has been presented as a risk to a home. Eban Gray will come out to assess options for this tree.
- Gates
 - The recent rain and freeze has affected the outgoing internal switch and pressure sensors at the exit gate. John Ray is having this looked at more closely. This will not be an inexpensive repair. More information and estimates will be obtained.

- Pool
 - The decking around the pool will need to be replaced 2023. Estimates will be obtained.
- Clubhouse
 - Our Holiday Party was a huge success!! It was great to see everyone visiting and enjoying one another.
 - Blinds for the clubhouse have been approved and will be ordered.
 - The security system for the clubhouse and pool was unanimously approved and will be installed. Thank you, John Ray, for obtaining these comparison estimates, and scheduling the installation!!
 - The board voted unanimously to increase the rental fee of the clubhouse to \$100.00. Those rentals already scheduled will have no increase. Schedule your clubhouse rental with Cynthia Jenkins.

Old Business

- Carl Dowling, review of documents and initiation fee. Documents have been sent to Carl Dowling.
- Fidelity bond, obtain estimates. (Not yet started)
- Paint deck wall and replace boards on benches – November 2022
 - Two estimates obtained. One more estimate will be obtained before the board will vote on this improvement.
- Front wall needs repair and paint to preserve.
 - Two estimates have been obtained. The scope of work was not the same on the two estimates.
 - More investigation and information is needed to understand the scope of this improvement.
 - Chuck Jones and Jim Adams will work together on this project to obtain professional advice and estimates.
- The lighting at the Front Entrance needs to be replaced.
 - This has been complete. Jeff Wilson was able to clean the fixture and replace the bulb. Thanks Jeff!
- Unburied cable tv lines. John Ray has made great progress on this!! Stay tuned. We are confident we are on the right track for this to be remedied.
- Weed control. It was unanimously decided to engage Matthews for weed control. The first application of pre-emerge will be applied in December.

Tabled Business

- Stumps – tabled till January.
- Removal of 5 dead cypress trees inside the front wall – tabled till January.

New Business

- 2023 Dues
 - The board met in executive session on December 7, 2022 to review capital expenses, 2022 ytd financials, current reserve fund, 2023 budget and 2023 dues. A draft budget was prepared.
 - The board voted unanimously on December 20, 2022 to approve the draft budget and dues increase to \$315.00.
 - The board agreed on December 29, 2022 to make the increase effective February 1, 2023 instead of January 1, 2023.

The meeting was adjourned at 7:23 pm by President Chuck Jones.

The Abbey's
Cash Position 2022

	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22
Cadence CD 1488	20,394.60	20,394.60	20,394.60	20,394.60	20,394.60	20,394.60	20,394.60
Cadence CD 8623 8656	-	-	-	-	-	-	-
Cadence CD 8656	15,900.42	15,900.42	15,900.42	15,900.42	15,900.42	15,900.42	15,900.42
Cadence CD 8623	47,090.34	47,090.34	47,090.34	47,090.34	47,090.34	47,090.34	47,090.34
Cadence CD converted to MM 1405/4943	27,800.08	27,801.22	27,802.40	27,804.29	27,806.38	27,811.52	27,817.23
Cadence CD 7986	12,261.36	12,261.36	12,261.36	12,261.36	12,261.36	12,261.36	12,261.36
Cadence CD 8607	45,304.16	45,304.16	45,304.16	45,304.16	45,304.16	45,304.16	45,304.16
Cadence CD 6026	15,022.44	15,022.44	15,022.44	15,022.44	15,022.44	15,022.44	15,022.44
Cadence Checking 0758	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14	40,572.14
S&H Trust Gen Op	16,354.09	17,001.63	22,510.00	23,918.75	24,037.30	25,422.40	21,823.82
Total Cash	240,699.63 (2,447.35)	241,348.31 (648.68)	246,857.86 (5,509.55)	248,268.50 (1,410.64)	248,389.14 (120.64)	249,779.38 (1,390.24)	246,186.51 3,592.87
Previous Balance	238,252.28	240,699.63	241,348.31	246,857.86	248,268.50	248,389.14	249,779.38
Income	12,811.26	26,509.97	16,371.18	12,096.89	11,367.09	14,065.20	11,615.71
Expense	10,363.91	25,861.29	10,861.63	10,686.25	11,246.45	12,674.96	15,208.58
Ending Balance	240,699.63	241,348.31	246,857.86	248,268.50	248,389.14	249,779.38	246,186.51
Net Income	2,447.35	648.68	5,509.55	1,410.64	120.64	1,390.24	(3,592.87)
Reserve Funds for Capex							224,362.69
Total credit balance (Prepaid dues)	(16,759.98)	(15,539.98)	(16,644.98)	(14,774.98)	(11,901.98)	(10,387.98)	(7,492.98)
Total debit balance (Delinquent)	1,120.00	910.00	745.00	590.00	957.00	935.00	1,290.00

The Abbey's
Combined P&L 2022 thru November 30, 2022, effective March 31, 2022.

	Oswald Jan	Oswald Feb	Oswald Mar	Treasurer Apr	S&H May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
4001 Income - Dues	26,818.00	22,460.00	10,835.00	14,056.00	12,710.00	13,445.00	16,370.00	11,945.00	11,165.00	13,848.00	11,510.00		165,162.00
4315 Clubhouse Rental	50.00	100.00	100.00	50.00	100.00	50.00	-	150.00	200.00	150.00	100.00		1,050.00
4430 Interest	-	-	-	157.73	1.26	1.14	1.18	1.89	2.09	5.14	5.71		176.14
4450 Insurance Claim Income	-	-	-	-	-	13,013.83	-	-	-	-	-		13,013.83
Tax Refund	-	-	-	-	-	-	-	-	-	62.06	-		62.06
TOTAL INCOME	26,868.00	22,560.00	10,935.00	14,263.73	12,811.26	26,509.97	16,371.18	12,096.89	11,367.09	14,065.20	11,615.71		179,464.03
6100 Bank Expense	2.00	2.00	2.00	2.00	12.00	-	-	-	-	-	-		20.00
6295 Security	-	-	-	-	-	-	-	-	-	-	-		-
6300 Insurance	572.00	-	-	-	-	-	-	-	-	-	-		572.00
6351 Grounds Maintenance	(530.00)	400.00	5,010.00	1,650.00	550.00	1,250.01	-	-	-	900.00	450.00		9,680.01
6350 Landscape Contract	8,333.32	8,333.32	8,333.30	8,333.32	8,333.32	8,333.32	8,533.33	8,333.33	8,333.33	8,933.33	8,933.33		93,066.55
6400 License and Permits	-	-	30.00	20.00	-	-	-	-	-	-	-		50.00
6465 Clubhouse Maintenance	-	1,365.00	-	-	-	259.21	21.58	106.51	50.22	-	-		1,802.52
6495 Gate Expense	53.95	5,504.87	168.08	43.95	62.63	161.85	-	53.95	-	141.85	960.48		7,151.61
6540 Pool Maint & Expense	325.00	325.00	-	535.00	450.00	498.00	450.00	583.55	630.00	545.00	2,950.00		7,291.55
6545 Roof Repair/Replacement	-	-	-	-	-	14,075.00	-	-	-	-	-		14,075.00
6536 Pest Control	-	-	1,650.00	-	-	-	380.00	-	260.00	-	-		2,290.00
6150 Cleaning & Janitorial	65.00	-	-	65.00	65.00	65.00	-	130.00	65.00	65.00	65.00		585.00
6630 Office Supplies	-	-	-	-	-	-	-	-	-	-	-		-
6640 Postage & Delivery	-	-	76.74	-	-	-	-	-	-	156.00	-		232.74
6603 Clubhouse Supplies	-	153.99	-	-	-	-	-	-	-	-	-		153.99
6751 Accounting Fees	-	-	390.00	-	-	-	-	-	-	-	-		390.00
6770 Legal Fees	-	-	-	-	-	-	-	-	-	-	-		-
6775 Management Fees	210.00	210.00	-	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00		2,100.00
6815 Property Taxes	-	-	-	-	-	-	-	-	97.48	-	-		97.48
6806 Federal Tax	-	-	199.00	-	-	-	-	-	-	-	-		199.00
6807 State Tax	-	-	38.00	-	-	-	-	-	-	-	-		38.00
6901 Electric	394.71	329.32	328.30	362.89	393.29	403.59	431.27	461.76	379.09	433.75	395.03		4,313.00
6930 Gas	120.50	213.63	137.65	81.81	56.80	56.96	54.76	54.76	61.98	81.87	157.20		1,077.92
6940 Telephone, Cable, Internet	-	101.93	204.12	101.93	-	203.96	229.56	-	229.26	229.26	457.84		1,757.86
6950 Water/Sewer	484.35	407.22	279.87	191.81	230.87	344.39	551.13	752.39	930.09	978.90	629.70		5,780.72
Misc	-	46.40	-	215.00	-	-	-	-	-	-	-		261.40
TOTAL EXPENSE	10,030.83	17,392.68	16,847.06	11,812.71	10,363.91	25,861.29	10,861.63	10,686.25	11,246.45	12,674.96	15,208.58		152,986.35
NET INCOME (Cash Basis)	16,837.17	5,167.32	(5,912.06)	2,451.02	2,447.35	648.68	5,509.55	1,410.64	120.64	1,390.24	(3,592.87)		26,477.68