

2024 Annual Minutes: January 23, 2024

Board Members Present: President Chuck Jones, Treasurer Candy Adams, Grounds Chair Jim Adams, Gate Chair John Ray, Pool Chair/Clubhouse Chair Carol Allen, and Secretary/VP Beth Meschke

Residents Present: Julie & Tim Brandon, Joy Jones, Michele & Chuck LaMarsh, Marise & Bud Kuhlke, Claudia Mahaffie, Tina Lott, Ginny North, Larry & Winifred Bone, Cathie Witker, Barbara Hill, Mike Jackson, Vicki Belcher, Earl Williams, Carolyn Culp, Sheila Wilson, Jeff & Connie Wilson, Pat & Cathy Patrick, Peter & Mary Rieck, Peggy Lovelace, Nan Shaefer, Kathy Staton, Sandra Self, Betty Snead, Ross Meschke, Sarah Jefferson, Carolina McGowan, John & Merlina Rathbun, Art Taylor, Jack Demyan

President Chuck Jones called the meeting to order @ 6:34 PM.

Please be in prayer for the following: Kathy Staton's friend's grandson, William Hargrove, who has a brain tumor, former Abbeys resident, Butch Batzel, who has cancer, Ralph & Monique Cauble, and Lois Urban.

Earl Williams led our group in a prayer for our neighborhood and our nation.

Please welcome our newest residents: Peter & Mary Rieck, John & Merline Rathbun, and Larry & Winifred Bone.

Secretary Beth Meschke read the 2023 Annual Meeting minutes required by Georgia HOA Law.

Committee Reports:

***Financial (Candy):**

Sherman & Hemstreet handled The Abbeys accounting from January 2023 through September 2023. Thanks to Connie Wilson for handling the Treasurer position through September 2023. Year-to-date in 2023 our dues revenue, clubhouse rentals, and interest brought in a total income of \$264,982.84 vs. our expenses of \$216,632.66. This was an approximate increase of \$48k over the previous year. The board has approved the 2024 budget based on a total income of \$253,860.00. Budgeted expenses total \$267,474.00. Excess cash generated in 2024, excluding two major repairs total \$98,264.00. Cash amount of \$84,650.00 will be used in 2024 for major repairs and maintenance projects. This will result in a cash reduction of \$13,614.00. All expenses were itemized and broken down into what each resident pays for what amenity on a weekly and monthly basis.

***Grounds (Jim):**

The removal of trees during 2023 totalled \$13,875. We hope this will not be the case in 2024. The Glen Abbey common area was cleaned up by Carlos and his crew at a cost of \$900. Jim wishes to thank other neighbors who stepped in to aid in this effort. Dead shrubbery removal along the golf course is almost complete. Carlos is not qualified to spray weed killer in our flower beds. Residents are responsible for the weeding and maintenance of their flower and shrub beds. The major project for 2024 is the repair and refurbishment of the front wall. Estimates are still being gathered. Jim wants at least three estimates before the board makes the final decision. An estimate is also being obtained to repair the east fence behind the Jaffee and Campbell homes. The fence was partially blown down during a recent windstorm.

***Clubhouse (Carol):**

The clubhouse was rented a total of 19 times in 2023. The rental fee to use the clubhouse was raised from \$50 to \$100. Due to issues with vandalism and unusual experiences both at the pool and the clubhouse, the board voted to have cameras installed. The cameras cover the clubhouse, side area, gate and pool area. It is a motion-activated recording. Carol wishes to thank John Ray in getting this project completed and Jack Lanier who is security back-up. The benches around the clubhouse deck have been replaced. Brighter ceiling lights were installed inside the clubhouse. A termite inspection detected no termite activity. Advanced Services Pest Control will add the pumphouse and gatehouse to their annual inspection at no additional cost. The HVAC inspection was completed. Handicapped railings were installed on the front and rear stairs of the clubhouse. Plantation shutters were installed on the street side windows. Funds have been budgeted and approved for the repair of the handicap ramp and rails. The programmable timer has been replaced and relocated for easier access. The fire extinguishers were serviced and are good until next year. The insurance inspection was completed for 2023.

***Pool (Carol):**

The pool was opened in April and closed in October. The decking around the pool was in need of a serious repair. A patch job was estimated at \$7k--a full repair would be \$65k. Sonny & Cynthia Jenkins and Jack Lanier patched and painted the deck for less than \$1k. This is not a long-term fix, but was sufficient for the health department to allow our pool to open. The 2024 application to the Health Department was completed and has been sent. Chuck Jones replaced the shower head at the pool. Earl Williams reattached the rules sign. Earl also unclogged the men's toilet. Gene Lott tightened the pool entrance gate.

***Gates (John):**

1. In late 2022, we ran into recurring problems with the exit gate due to water intrusion into the sensor link, resulting in multiple gate failures.

2. In January 2023, the board approved the installation of new concrete pads at both the entrance and exit gates. The work was completed in late January and the project eliminated our problems.
3. In October the exit gates locked in a partially open position, when one of the gate controller motors failed. The motor and drive pulleys were quickly replaced by Overhead Door, which has been a great company to deal with. The Board agreed to buy an additional set of the equipment to be quickly available in case of future motor failures.
4. All of the gate lanterns were serviced in November and are back in operation.
5. In 2023 the Board approved changing all of the gate controller batteries every January due to multiple overheating issues. The batteries will be replaced this week.
6. Gate code registry was brought up to date with all of the changes of residents in 2023.
7. Thanks to Candy and Jim Adams for serving as my backup while we were out of town.
8. Also thanks to all of the residents who volunteered to pressure wash the gate entrance and exit, as well as the group that volunteered to trim and clean the Abbeys front landscaping.
9. Please contact me if you have gate issues at jray5@comcast.net or 706 399-1031.

***Architectural Control Report or ACC (Chuck):**

Due to the limited time Chuck served on this committee in 2023, a report was not available.

Board Elections

Ballots were tallied and the new members of the Board of Directors were announced. Michele LaMarsh will serve as Clubhouse Chair/VP. Gene Lott will serve at Pool Chair. No one stepped up to serve as secretary. This position remains open and the board will make a decision on this position.

Open Discussion from Residents

Residents had multiple questions about our finances. Candy was able to address concerns. The difference in the accounting from Sherman & Hemstreet and our accountant is explained by one source using an accrual basis, the other a cash basis. Candy stated that as soon as we can complete our major repairs, we will once again be saving and investing our money to earn the best interest possible. One resident suggested that we contact the Wexford community about their recent gate painting. This was done, but our repairs are much more extensive and our gate is built differently. A resident inquired about whether or not we will once again have low voltage lighting on the gate. Once the wall is repaired and painted, the board will consider this addition. A resident informed Jim, the Grounds Chair, that the sprinklers have remained on in the Glen Abbey commons all winter. The board meetings will remain closed, with the exception of The Annual Meeting. Any resident can contact a board member with their item of concern to be placed on the next meeting's agenda. The board's email address is theabbeyboard@gmail.com. Much discussion ensued on the legal costs incurred in 2023. This was due to a conflict about a neighbor erecting a fence that had been denied by the ACC. Ultimately, the ACC had no grounds

to deny said fence because there is no rule in our by-laws prohibiting it. The lawsuit has subsequently been dropped. The board will be updating our Covenants and Restrictions in 2024. Any and all changes will be voted on by residents. Connie Wilson has once again paid to continue our neighborhood website for 2024 and to keep it updated. This is her gift to the neighborhood. The website is theabbeysatwestlake.com (password is theabbey).

Meeting was adjourned at 7:57 PM.

Respectfully Submitted,