

The Abbeyes HOA
Board of Directors Meeting
June 21, 2022

Minutes

Board members in attendance:

Chuck Jones
Jim Adams
Cynthia Jenkins

Beth Meschke
John Ray

Connie Wilson
Carol Allen

Members in attendance:

Candy Adams
Jack Lanier
Barbara Putnam
Tony Musgrove
Gene Lott

Monique Cauble
Donna Gray
Jeff Wilson
Judy Carmon

Michelle LaMarsh
Marise Kuhlke
Carolina McGowan
Tina Lott

Meeting was called to order at 6:34 pm. Everyone was welcomed.

Reports

ACC:

- Recent approvals:
 - Lee and Donna Gray – Roof replacement (roof color change)
 - Sonny and Cynthia Jenkins – Railings on back porch steps
- For architectural requests, please complete the Architectural Request form. A fillable form is on our website which can be completed and submitted, or the form can be printed from website. **
- Committee members: Jack Lanier, Sonny Jenkins and Chuck Jones
 - Connie Wilson asked to be appointed to fill the vacancy of Pam Childs.
 - The board voted unanimously to appoint Connie Wilson to the vacant position on the ACC.

Treasurer:

- April financials were completed and sent to board members to review on June 7, 2022. Cash Position and P&L provided at meeting, and will be included with the minutes and uploaded to the website. A summary is as follows:
 - Beginning Balance 5/1/22: 238,252.28
 - Income 5/1/22-5/31/22: 12,811.26
 - Expenses 5/1/22 – 5/31/22: 10,363.91
 - Ending Balance 5/31/22: 240,699.63
 - Prepaid dues as of 5/31/22: 15,639.98
 - Delinquent as of 5/31/22: 1,120.00
- Online account access. View your statement or pay your dues online. If anyone needs online access please use the Contact form on the website and request online access. **

- Statement of account. If you choose not to use online access, and you would like to see your account statement, please use the contact form on the website and request your statement. **
- ** Website: theabbeysatwestlake.com Password: theabbey

Grounds:

- Carlos is in El Salvador to spend time with his sick father, and will return June 29, 2022. He had Natividad Garcia in his place during his absence.
- Azaleas were trimmed.
- Leaves from under bushes inside the gate were cleaned out.
- Weeds in front of shrubs along Evans to Lock have been sprayed with Round-up.
- Common area sprinklers have recorded readings and increased sprinkler times to compensate for the hotter weather.
- Two stumps were ground by James Dozier on 6/20/22, at Jim's request.
- A fuel surcharge of \$200.00 per month was unanimously approved by the BOD, to be retroactive to March 2022.
- Additional grounds concerns were raised:
 - Azaleas in the last circle are overgrown and have a lot of vines.
 - Azaleas behind Marise Kuhlke have a lot of vines.
 - There may be a sprinkler on Pevero not working.
 - There are still some stumps that need to be ground.
 - Stump in front of wall near the elementary school needs to be ground.
 - The grate between The Abbeyes and Westlake still needs to be addressed.
 - The tree next to the McGowan's needs to be uplimbed 10 feet.
 - Trim up the bushes at the front for airflow and so leaves do not collect.

Gates:

- Repairs to exit gate were completed on Sunday, June 12th.
- Recent practice of keeping the Abbeyes gates open during large or multiple resident events appears to be helpful in minimizing wear and tear on the gate mechanism. Will continue that practice in the future barring any objections.

Pool:

- Pump will need to be replaced but can wait until after the pool closes in the fall.
- Earl Williams tightened the gate lock on the parking lot side. He also furnished some brackets to repair the hooks on the pool rope. Thank you Earl!
- Thank you to Gene and Tina Lott for watching over the pool while Carol was on vacation.

Clubhouse:

- Roof for the clubhouse, pump house and gate house were replaced on June 20, 2022. The total cost for the roof was \$14,075.00. The Abbeyes received a check from our insurance in the amount of \$13,013.83. The net cost to The Abbeyes was \$1,061.17.
- On May 16, 2022 Advanced services reinstated Sentricon <10" at no charge.
- Wrought iron handrails at back steps have been installed. Stucco repair at the site is in progress with painting to follow, when weather permits. Several members offered to help with painting, if needed.
- Upcoming clubhouse reservations:

- July 15, 2022
- September 16, 2022

Old Business

- Carl Dowling, review of documents and initiation fee. Still in progress.
- Fidelity bond, obtain estimates. Still in progress.
- Abbey's Inventory
 - Chuck
 - Clubhouse key
 - Clubhouse pantry key
 - Clubhouse breaker closet key
 - Gatehouse key
 - 2 unmarked keys
 - Beth
 - No inventory or keys
 - Connie
 - Gate house key
 - John
 - One HP ProBook 645 G2 Laptop
 - One set of full (4) gatehouse door keys and mechanical system keys
 - Two spare gatehouse keys
 - Jim
 - Gate house key
 - Pump house key
 - Surplus fence stain. This will be moved to the pump house.
 - Carol
 - Clubhouse key
 - Clubhouse kitchen pantry key
 - Clubhouse outside storage/breaker room key (same as clubhouse)
 - Pump house key
 - Display case at pool key
 - Pool gate key (works both gates and handicap ramp)
 - Cynthia
 - Clubhouse Key
 - Pool gate/handicap ramp keys
 - Post office box key

Tabled Business

- Hedges – September 2022
- Parking lot planting – September 2022

New Business

- An email was sent out on June 10th to all neighbors asking to take a look around their homes with special attention to items that can be viewed from the common areas or other neighbors, and vines in bushes and overly weedy areas.

- Representatives of the board did a quick drive thru of the neighborhood on June 20th and will send/have sent individual emails to those who may still need to address some things.
- A general reminder email was sent to all neighbors regarding garage doors, yard signs and vendors beginning work before 7 am.
 - All garage doors shall remain closed at all times except for the entrance and exit of vehicles therefrom. (Covenants, Article XI, Section 15).
 - Yard signs are not permissible in The Abbey's. No sign shall be displayed to the public view. (Covenants, Article XI, Section 9).
 - Please ask any vendors scheduled to do work on your homes not to start before 7 am. Columbia County municipal code noise ordinance states no disruptive noise should occur before 7 am.
- Peggy Lovelace shared (via email) concern for the lighting at the front gate and the difficulty in identifying the turn in at night. Two of the four lights were out at the front entrance. The board will look at the entrance at night with Peggy's concerns in mind, and make a recommendation at the next meeting. UPDATE: Ross Meschke replaced the light bulbs at the front gate and cleaned the fixtures on Wednesday June 22. Thank you Ross!

The meeting was adjourned at 7:25.

Submitted by Connie Wilson, Secretary.

Emailed to Board of Directors June 28, 2022, approved.

The Abbey's

Cash Position 2022

		Dec 21	Jan 22	Feb 22	Mar 22	Change of Treasurer	
						Apr 22	May 22
Cadence CD	1488	20,369.20	20,369.20	20,369.20	20,369.20	20,394.60	20,394.60
Cadence CD	8623 8656	62,943.67	62,943.67	62,943.67	62,943.67	-	-
Cadence CD	8656	-	-	-	-	15,900.42	15,900.42
Cadence CD	8623	-	-	-	-	47,090.34	47,090.34
Cadence CD converted to MM	1405	27,757.40	27,757.40	27,757.40	27,757.40	27,798.82	27,800.08
Cadence CD	7986	12,247.27	12,247.27	12,247.27	12,247.27	12,261.36	12,261.36
Cadence CD	8607	45,281.83	45,281.83	45,281.83	45,281.83	45,304.16	45,304.16
Cadence CD	6026	15,015.04	15,015.04	15,015.04	15,015.04	15,022.44	15,022.44
Cadence Checking	6026	41,271.42	53,094.59	58,098.91	52,186.85	40,584.14	40,572.14
S&H Trust Gen Op		-	-	-	-	13,896.00	16,354.09
Total Cash		224,885.83	236,709.00	241,713.32	235,801.26	238,252.28	240,699.63
					5,912.06	(2,451.02)	(2,447.35)
Previous Balance					241,713.32	235,801.26	238,252.28
Income					10,935.00	14,263.73	12,811.26
Expense					16,847.06	11,812.71	10,363.91
Ending Balance					235,801.26	238,252.28	240,699.63
Net Income					(5,912.06)	2,451.02	2,447.35
					-	-	-
Total credit balance (Prepaid dues)						(16,759.98)	
Total debit balance (Delinquent)						1,120.00	

