

HOA Minutes: 11/20/2023

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

Meeting was called to order at 6:30P by president Chuck Jones.

Please keep The Kemps, Lois Urban, and Peggy Lovelace in your thoughts and prayers as they deal with health issues.

Financial Report:

Income this month was \$13,415.00. Expenses were \$14,722.31. The major expenses incurred were due to shutters for the clubhouse, past due bills, and utilities. Cash and CDs total \$283,953.70. Our new accountant is continuing to reconcile the transfer of our funds transferred from Sherman & Hemstreet. Candy will have an updated report by the first of the year and will present this information at our Annual Meeting.

Clubhouse Report:

The clubhouse was rented once in November. December rentals have been scheduled for the 8th, 9th, 13th, 15th, and 16th. The board will budget funds to repair the handicapped gate and railings on the clubhouse and will gather quotes to have the interior trim work painted. The plantation shutters have been installed. Thank you, Carol, for putting up the Christmas decorations.

Pool Report:

Carol has completed the application to the Health Department for the 2024 permit.

Gate Report:

The gate motors have been replaced and we have an extra on hand in the event we should have a failure. Cost of this repair, along with the extra motor, was \$2700. The batteries will need to be replaced. This is a yearly requirement and will be scheduled the first of the year. The lantern sockets will need replacing. Chuck will get an estimate from an electrician. Thank you, Ross Meschke, for laminating and putting up a new instruction sign at the keypad.

Grounds Report:

Carlos has been given a list of winter projects to complete. They include: trimming all tree branches over streets to a minimum of 10', trimming and spraying weeds close to and extending above the west fences, and growth cut down on the outside of the front wall. Carlos will soon be signing his 2024 contract which will include a \$10k increase in his fee. This was passed with a majority vote from the board members. The board has suggested that the residents use Wednesdays in December to show our gratitude to Carlos and his workers by a gesture of your appreciation. This is not a requirement, only a suggestion. Carlos and his crew work hard in The Abbeys all year and we are grateful that he is always ready to help anyone who asks. Consider this as you make your Christmas list!

Directory/Resident Updates:

We have recently had new residents move to The Abbeys. Please update your directory.

*Delete The Jenkins

*Delete Patsy Ray

*Delete Burt Moody

*Add residents John and Melina Rathbun @ 710 Rincon (mcrathbun@gmail.com)

*Add residents Peter and Mary Rieck @ 714 Rincon (mary.rieck@yahoo.com)

*Add resident Helen May @ 672 Glen Abbey

*Add Nan and Gary Beaudreau @ 713 Pevero Abbey (nrb.1972@comcast.net)

Meeting was adjourned at 8:10P.

The next BOD meeting will be Monday, December 18th @ 6:30P.

The January BOD meeting will be Monday, January 15th @ 6:30P.

The Annual Meeting is open to all residents and is scheduled for Monday, January 22, 2024 @ 6:30P in the clubhouse. Please consider taking a board position.

Respectfully Submitted,
Beth Meschke, secretary