

Subject: Abbeys HOA Board Minutes: June 19, 2023

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

Board Members Present: Chuck Jones (president), Beth Meschke (vice president), Connie Wilson (secretary/treasurer), Carol Allen (pool chair), Cynthia Jenkins (clubhouse chair), John Ray (gate chair), Jim Adams (grounds chair)

May minutes were previously approved by all board members via email.

May financials were unanimously approved. There remain residents who are behind on their dues. If you are aware that you are in arrears, ***please*** make arrangements to remedy this. It causes more work on our board to send reminders. If you are paying by paper checks or bank bill pay, be advised that additional fees may be incurred in the future.

Sadly, our treasurer/secretary, Connie Wilson, handed in her resignation as of June 19, 2023. Connie has numerous family and work obligations that she must prioritize. She has tirelessly led this board through a tough transition period and has worked diligently for this neighborhood. She will be missed, but has pledged her support for the short-term concerning our neighborhood's finances. If you have a concern about your payments or your account, Connie will be willing to help. If you have ANY other concern, she asks that you contact any of the remaining board members. Email addresses and phone numbers can be found in your directory or by going on the website: theabbeysatwestlake.com (password: theabbey).

No one has stepped up to fill the many board vacancies that will be available January, 2024. Therefore, the board is seriously considering a property management company to oversee this neighborhood. The board will soon be meeting with possible candidates to explore our options/costs. If you are willing to serve, now is the time to volunteer. No prerequisites are required, just a willing and fair heart.

The Reserve Study we had done on our neighborhood has been completed. There are a few items to be discussed with the inspector before a final copy is available. When it is ready, it will be available for all residents. Dues will not be raised in 2024 due to the recent increase, but with expenses rising and our neighborhood aging, you can expect small increases beginning in 2025.

Carol Allen reported that the pool remains open! Please enjoy at your leisure!

Cynthia Jenkins reported that rentals are available at our beautiful clubhouse. Contact her to reserve your date.

John Ray will be in and out of town vacationing this summer. He will have the gate computer with him to make changes to codes. If you need to have a code changed or added, or have a question about the gates, he will be available by email. If a repair is needed on the gates during John's absence, Chuck Jones will contact Tommy at Overhead Door Company.

Jim Adams reports that Carlos has completed all trimming of hedges, bushes and azaleas throughout the common areas and on personal properties. There are two trees in the lower Glen Abbey common area

that Dozier Tree Service will be removing. Dozier will also look at a tree in Greenfield Abbey to determine if a limb should be cut, or the entire tree be removed. The shrubbery and weeds behind 743 and 745 Summerfield Abbey were trimmed and debris removed. Carlos has completed the shrub trimming in the Glen Abbey common area. Carlos has recently hired two new employees. Please be patient during their training period.

Meeting was adjourned at 8:07p.

The next meeting of the board will be held on Monday, July 17, 2023, at 6:30p. If you have items to be placed on the agenda, please email one of the board members.

Respectfully,
Beth Meschke
(Interim Secretary)