

Board Agenda/Minutes: February 20, 2024

Board Members Present: Chuck Jones, Gene Lott, Candy Adams, Jim Adams, John Ray, Michelle LaMarsh

Meeting was called to order by president Chuck Jones @6:29

Prayer concerns:

Cauble family

Jim Adams

FINANCIAL REPORT: (Candy)

Income (HOA dues) for January was \$ 21,105.00

Clubhouse rental for January: \$ 0 (None)

Interest Income\$ 144.60

Expenses for January: \$ 12,433.57

Past due HOA fees: \$ 115.00

Advance HOA payments: \$42,867.98

Total cash balance (checking, money market & CD's): \$ 323,907.08

Annual Corporate Registration and Bank signers: Since no one volunteered for secretary, it was agreed the treasurer would assume this responsibility as authorized in the covenants/by laws. The board has approved this in order to proceed with filing the Annual Corporate registration and update the bank signature information.

ACC REPORT: (Chuck)

ACC requests for the month:

740 Greenfield (Bridi): Patch, repair and paint all stucco, doors and trim. Approved.

The ACC members are Chuck Jones, Connie Wilson, and Jack Lanier. Submission Forms can be found on our website at *theabbeysatwestlake.com*. The password is "theabbey".

POOL REPORT: (Gene)

Pool is closed.

The Rules sign will be put back up this week.

CLUBHOUSE REPORT: (Michelle)

Issue with the color the the plantation shutter was raised but no decision made at this time.

Rentals In January: One

Rentals in February: One

Handicapped ramp railings have been installed.

GATE REPORT: (John)

-Gate batteries replaced in January. Overhead Door Company will do this service for us at a cost of \$563.

-Reflectors were added at the entrance to help with visibility.

- Chuck has installed an instruction sign at the gate to replace the paper one that continued to get blown away or fall off.

- Security cameras are working but can't get license plate numbers. New cameras would also not be able to record plate #'s so decision was made to keep current cameras.

GROUNDS REPORT: (Jim)

-Pine straw has been ordered by residents and will be put out end of February and first of March.

-Pine straw has been requested for the usual common areas and Carlos will be putting it out end of February and first of March.

-Front wall repair: Jim and Chuck met with vendor to repair front wall. We have received a quote for \$59,250.00 & have requested a certificate of insurance before work can be started in a week or two.

We will have a second quote from Georgia Carolina this Friday, 2/23/24.

-Growth over the front wall and tree removal will need to be addressed before the wall is repaired.

Carlos will be cutting down shrubbery along the front wall and cutting down small trees near the wall and this cost will also be an addition to the wall project cost.

Larger tree removal will need to be quoted by a different vendor. This tree removal will be part of the wall project.

-Pruning of tree limbs under 10 feet that hang over our roads will be completed this week.

-Pruning of crepe myrtles was completed today.

Carlos will be trimming weed growth on the east and west fences and applying Round-Up to these areas. This will be an additional cost above his contract cost.

The east fence near the front wall was partially blown over by the storm on January 9th. It will require reconstruction. Jim will obtain an estimate to make this repair.

Tracye Campbell and Cathy Jaffee requested the "pine straw" area of the common area between their homes be reduced and more grass planted. If bermuda is planted, the cost will be \$1,000. If it's a combination of Bermuda and Zoysia it will be \$1,200. This was not approved by the board.

New residents:

January had no new residents

Open items:

Update covenants

There is one home for sale on Woodhall Abbey

Dien Li is considering selling his home on Pevero Abbey

Meeting was adjourned at 7:50.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer