

Board Agenda/Minutes: September 17, 2024 Board Members Present: Chuck Jones, Gene Lott, Candy Adams, John Ray, Jim Adams and Michelle LaMarsh.

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

Prayer concerns: (must be approved by resident before including in the minutes)

Please keep our neighbors in our prayers. If anyone would like to be on the prayer list, please let a board member know.

#### FINANCIAL REPORT: (Candy Adams)

Income (HOA dues) for August	\$ 21,105.00
Clubhouse rental Income received	\$ 300.00
Interest Income	\$ 145.99
Expenses for August:	\$ 14,970.18
Past due HOA fees:	\$ 1,575.00
Advance HOA payments:	\$ 24,117.98
Total cash (checking, money market & CD's):	\$ 266,105.38

#### ACC REPORT: (Chuck Jones)

ACC requests for the month of August:

None

The ACC members are Chuck Jones, Connie Wilson, and Jack Lanier. Submission Forms can be found on our website at [theabbeysatwestlake.com](http://theabbeysatwestlake.com). The password is "theabbey".

#### POOL REPORT: (Gene Lott)

Pool will close October 15th.

Light in the pool is burned out. Plan is to have it repaired in the spring.

Very important : Make sure the gate is locked if you are the last one to leave the pool. People are putting the lock on but the gate is not properly locked.

Put umbrellas down when you leave.

Be sure to shower before entering the pool.

#### CLUBHOUSE REPORT: (Michelle LaMarsh)

6 rentals in August.

Approval was given to have rugs in clubhouse cleaned Sept 23rd.

#### GATE REPORT: (John Ray)

1 Lantern at the gate is burned out.

Timer for the lights will be readjusted now that it is getting dark earlier.

#### GROUNDS REPORT: (Jim Adams)

- Culvert drain into the West Lake pond on #3 was stopped up with branches and debris and flooding back into the Abbey's. Glen Falls Landscaping has cleaned the blockage.
- Shrubs inside gate behind gate house need to be trimmed to allow easier access to the gate box. Glen Falls will trim the shrubs.
- Stumps were ground along front wall but needs a second pass to completely kill the Loropetalum. Roots will be removed, weeds killed and pine straw put down.
- The front wall will have lighting installed at an estimated of less than \$2,000.00.
- Chuck to cut down additional limbs and shrubs to prevent wall damage.
- Gate house will be painted by a few residents to match the wall. Need a volunteer to pressure wash the gate house and we are waiting on a break in the heat and availability of the volunteers.
- Cutting shrubs around power boxes in process by Carlos. 2 remaining to be trimmed.
- Weed growth encroachment outside east and west fences need to be cut down & sprayed with weed killer as we have time. Partially completed. Needs a second treatment.
- Carlos to remove limbs at 741 Summerfield Abbey at the back of the home.
- Trim trees inside the south entrance to the pool.
- East fence repair has been started by Glen Falls Landscaping.
- Insect check of trees was done inside the west front wall and in the common area behind Pevero Abbey and Glen Abbey.
- Do not water lawns on Wednesday when the grounds crew comes.

New residents:

None

Open items:

Update covenants – The board has prepared a ballot of potential updates to the covenants for residents to vote on. The ballot will be delivered to all residents for vote in the very near future.

We still have 3 homes for sale in the Abbey's:

Elizabeth Kane will be selling her home on Woodhall Abbey.

Dien Li is selling his home on Pevero Abbey. If interested, please contact him.

Roman Realty still has a home for sale on Woodhall Abbey.

Meeting was adjourned at 7:30.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer