

The Abbeys at West Lake Association, Inc.

Annual Membership Meeting & Election of Board Members – January 23rd, 2018

MEETING: Thursday, January 23rd, 2018 @ 7:00pm

Present (per sign-up sheet): Rick & Claudia Mahaffie, Carl Jaffe, Carolina McGowan, Pat & Cathy Patrick, Mike & Linda Polatty, Barbara Putnam, John & Meridith Ray, Tony Musgrove, Patsy Ray, Joan Satcher, Sandra Self, Pat Smith (proxy), Betty Snead, Tom & Kathy Staton, Art & Betty Taylor, Lois Urban, Connie Wilson, Trey Wylie, Joan Vanover, Earl & Elaine Williams, Sheila Wilson, James & Candy Adams, Todd Baldwin, John & Barbara Bates, Mary Frances Beck, Matt & JoAnn Bronson, Ralph & Monique Cauble, Pam Childs, Barry & Carolyn Culp, James Daskal, Jack & Pat Demyan, Dr. Lee Gray (Proxy), Bob & Barbara Hill, Tina Kelly, Bill & Sue Kemp, Robert & Marise Kuhlke, Michele Lamarsh, Bob & Ruthie Ligon.

Welcome: Michele LaMarsh, President:

Michele thanked the board members for all of the hard work they've done this year. She gave a special thanks to Jeff Wilson once again for all the work he's done on the sprinkler system. She thanked Doug Wilson for going under the club house to inspect mold and moisture issues we had. He also hooked up the new stove. Also, she thanked Barry Culp for also checking out the work that was done under the club house. Michele stressed that you don't have to be on the board to do something that's necessary to help out the community. Todd Baldwin has taken over the newsletter. Betty Taylor retired this year from the welcoming committee and Pam Childs has taken over the responsibility.

Welcome to New Residents & Members of the Association:

Joan Vanover, Barry & Carolyn Culp, Tina Kelly, Ross and Beth Meschke and Pat and Cathy Patrick

2017 in Review (Michele LaMarsh):

- **Renewed Glen Falls Contract**
- **Pro-Lawn now applies our Pre-Emergent**
- **Repaired the front wall**
- **Installed a new Call Box**
- **Repairs to the pool. Replaced tiles and repaired a leak**

Reports:

Secretary: Todd Baldwin

Todd read off the minutes from last year's minutes dated 31 January 2017.

Motion was made to approve minutes for 2017. Motion was seconded.

Club House: Marise Kuhlke

The clubhouse was rented 10 times this year. There were two neighborhood parties. Marise encouraged all to use the clubhouse. A new oven was bought on February 21, 2017. Advanced Services (Mr. Tommy Kimbrell) inspected the clubhouse on July 17, 2017 and discovered moisture and humidity issues under the clubhouse. There was wood moisture content of 30%. The four part plan of action was:

- 100% vapor barrier/moisture liner laid down
- Fix fallen insulation
- Seal vents
- Dehumidifier and smart drain installed

This has all been taken care of on October 2nd, 2017. The cost was \$3,343.00. The first year the clubhouse will be inspected 3 times. The dehumidifier filters will be changed, and a check will be made of the drain line, the moisture readings and the barrier that was laid down. The moisture control contract will cost \$260.00 per year after September 2018. This has been added to the budget for 2018. It was recommended that the monitoring should be continued. The filters need to be changed on a regular basis. If not, they could get clogged up and burn up the dehumidifier. On December 12, 2017 Mr. Kimbrell inspected the work under the clubhouse and found it to be satisfactory. He sent pictures to show that the work had been done.

Pool: Michele LaMarsh

A valve on the pool house was leaking and Michelle thanked Mr Cathey for repairing it. There will be a new person to take over the pool duties, Cathey Patrick. The pool was drained, new lighting installed, cracks were repaired. Had to take out some lounge chairs due to their poor condition from being worn out. Michele put some inexpensive padding out for the pool chairs. She encouraged residents to purchase their own padding since the cost is inexpensive.

Lights, Roads, Security: Michele LaMarsh

Michele said that she had a new company for giving us an estimate on the conditions of the roads. She will be contacting them soon.

Grounds: Earl Williams

The wall at the front of the neighborhood had a lot of holes and cracks. \$4,700 was the cost to repair the wall. We had a tree that fell over by the pool. We hired a guy to trim and remove trees to save money. Pre/post emergent: we got rid of the guy who wasn't doing that great of a job. Now PROLAWN is doing the applications for the neighborhood. He has done 2 applications in 2017 and will do 5 more applications in 2018. We can expect to do repairs on the wooden fence on the perimeter of the neighborhood. Jeff Wilson said that he could get the pickets for the fence at a good price. Sprinklers have been repaired throughout the year by Jeff Wilson. Trey Wylie has volunteered to help Earl with the Grounds duties.

Earl stressed that if he could be of any assistance to the new grounds person, Trey Wylie, he would be glad to help.

Gates/Call Box: Bob Ligon

Gates are working perfectly. We have a new lighted key pad. If anyone needs help operating the key pad, Bob would be happy to come up to the gate and give lessons. Bob reminded residents to check their batteries in their remote controls. Bob will also be willing to help program the remote in personal vehicles. There are 4 lights on the brick wall that need painting due to rust. Bob reminded everyone that there are security cameras at the gate. Please don't push on gates.

Michele mentioned that the light bulbs for the lights cost \$90 each.

Gate are going to remain open during Master's Week.

Michele announced that the ACC consists of Pam Childs, Michele LaMarsh, Candy Adams and Carol Allen. She reminded people that plans have to be submitted along with a building permit.

Finance: Candy Adams

Candy said that she likes to be last to speak so that residents can hear from the other board members and get a good feel of how much work we do which would give a good idea of how much money we have to spend.

We switched CPA's and our rate had gone up. Candy wanted everyone to take a look at the revenue section of her budget. Our revenues were less than our expenditure because residents paid their HOA dues late in December. That explained the tiny differences in totals.

Candy explained the budget for 2017 and the forecast budget for 2018.

There was discussion between the residents and the board members over the raising of the dues. Everyone was in agreement that a future road repair was inevitable. Trying to determine what the best way to pay for future road repairs is challenging. The board explained that we raised the dues this year by \$30 so that \$15 (x 67 residents) \$12,000 would cover the anticipated increase in costs for maintenance issues and the other \$15 (x 67 residents) would allow for \$12,000 to go into a Certificate of Deposit.

Questions/Responses:

Tony Musgrove wanted to discuss whether or not we should raise the dues but hadn't realized that the decision had already been made and was implemented by the president.

Could we let the neighborhood know ahead of time when a tree person was coming just in case there was someone who needed some tree work? The board acknowledged that we would notify the neighborhood via email when we knew of someone coming in.

New Business:

- A reminder to residents to keep the Garage doors closed when not in use and to utilize the garage and driveway for personal vehicles and try to keep them off the street.
- When residents hire a contractor to do work for them, to remind the contractor of our speed limit in the neighborhood.
- There will be a yard sale this year and the date is TBD.
- There will be a valentine's party on Saturday, February 10th at the Clubhouse, 6pm.

If anyone has any questions please email someone on the board.

There is a cost for pool key replacement.

Election:

Cathey Patrick- Nominated to take responsibility for our pool

Trye Wyle – Nominated to help out with the grounds

A motion was made to approve both nominees and the motion was seconded.

Annual Meeting adjourned at 8:16pm.