

Board Agenda/Minutes: July 16, 2024

Board Members Present: Chuck Jones, Gene Lott, Candy Adams, Jim Adams, John Ray, Michelle LaMarsh, Architectural Committee Members Connie Wilson and Jack Lanier.

Meeting was called to order by President Chuck Jones at 6:33.

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

Keep those in our neighborhood who are sick or have family members that are sick 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 June was	\$	21,105.00
Clubhouse rental Income for June:	\$	300.00
Interest Income	\$	140.89
Expenses for June:	\$	12,371.43
Past due HOA fees:	\$	1,890.00
Advance HOA payments:	\$	23,802.98
Total cash (checking, money market & CD's):		\$ 254,505.57

Note: An error was made by the accountant. in January 2024, the Abbey's made a payment of \$550.00 to Parrott Pools on Jan. 2, 2024 which our accountant included in 2023 in error. The financial reports will not be restated but I want full disclosure in the minutes for the residents. This was discovered as I was preparing the spending report by board member and balancing to the accountants financial reports for 2024. What does this mean? We will have \$550.00 less expense in 2024 and 2023 expense was overstated. This amount is immaterial in our financial reports.

ACC REPORT: (Chuck Jones)

ACC requests for the month of June:

Request for solar panels. This request was denied. Georgia House bill HB355 has not passed for the past three years so the ACC and the board will not approve unless this bill is passed.

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 Lott)

Omitted from last months minutes, the Board voted to upgrade the pool filter to save on monthly charges and possibly having to replace the pump for a cost of \$2,400.00. This was decided at the end of the board meeting or immediately after the meeting was adjourned but the board did vote to upgrade and continue with the filter system replacement.

Light in the pool is burned out. Gene will check and get it repaired.

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.

Be sure to shower before entering the pool.

CLUBHOUSE REPORT: (Michelle LaMarsh)

4th of July party was a huge success! Lots of food and fun! Thanks to all who contributed with planning, decorations, food, attendance, set up and clean up! Your contribution is greatly appreciated.
July rentals: 3

GATE REPORT: (John Ray)

If you have gate questions during July 22 through August 22, please call Jim or Candy Adams.

GROUNDS REPORT: (Jim Adams)

-Cost of lighting the front wall is estimated to be less than \$2,000.00. Thanks to Gene and Chuck for helping with getting this cost.

-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 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.

-Weed growth encroachment outside east and west fences need to be cut down & sprayed with weed killer as we have time. Needs a second treatment.

-Carlos to remove limbs at 741 Summerfield Abbey at right side and back.

-Trimming shrubbery is being postponed and the remaining azaleas will be trimmed first.

- East fence repair is out for bid to Southern Fence Co. Quote has been received. Carlos will also submit a bid. Decision will be made soon.

-733 Summerfield overgrown shrubs have been cut.

-Do not water lawns on Wednesday when the grounds crew comes.

New residents:

I. Holton (cell) 706-955-0676, JoAnne Holton (cell) 706-955-5631 (Purchased Monique Cauble's home on Pevero Abbey Circle.

Open items:

Update covenants – The board has prepared a ballot of potential updates to the covenants for residents to vote on. The ballot has been sent to the Abbey's attorney for review. Distribution of the ballot to residents and voting depends on when we hear back from the attorney.

The Abbey's received a letter from a resident's (a board member's) attorney requesting that we remove one item from the ballot. The Abbey's attorney has been contacted and a determination will be made once we hear back from our attorney.

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 7:25.

Respectfully Submitted,
Candy Adams, Secretary/Treasurer