

Board Agenda/Minutes: August 20, 2024

Board Members Present: Chuck Jones, Gene Lott, Candy Adams, 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 let's 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 July	\$ 21,105.00
Clubhouse rental Income received	\$ 100.00
Interest Income	\$ 145.79
Expenses for July:	\$ 16,961.79
Past due HOA fees:	\$ 630.00
Advance HOA payments:	\$ 32,322.98
Total cash (checking, money market & CD's):	\$ 268,674.57

ACC REPORT: (Chuck Jones)

ACC requests for the month of July:

None

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)

Pool will close October 15th.

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.

Put umbrellas down when you leave.

Be sure to shower before entering the pool.

CLUBHOUSE REPORT: (Michelle LaMarsh)

3 rentals in July.

Approval was given to have rugs in clubhouse cleaned.

GATE REPORT: (John Ray)

No problems with the gate.

GROUNDS REPORT: (Jim Adams)

- Shrubs inside gate behind gate house need to be trimmed to allow easier access to the gate box.
- Plans were made to have the stumps along the front wall removed and pine straw put out.
- the front wall will have lighting installed at an estimated of less than \$2,000.00. Thanks to Gene and Chuck for helping with lighting and thanks to Jim Adams for getting the stumps removed.
- 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.
- Limbs and debris need to be removed from along the fence and wall behind Sarah Jefferson's and Kim Bridi's.
- Carlos to remove limbs at 741 Summerfield Abbey at right side and back.
- Trim trees inside the south entrance to the pool.
- Pine tree behind 744 Greenfield Abbey will be quoted for removal by Dozier on 8/21/24. It is infested with beetles.
- 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.
- Do not water lawns on Wednesday when the grounds crew comes.
- Matthews will be fertilizing lawns this Thursday.

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 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 attorney has responded to the letter received from a resident's (a board member's) attorney.

A resident requested the board consider fencing in a dog run behind the homes along the wall and fence behind 5 or 6 homes on Greenfield Abbey. This request was unanimously voted against by the board. The use of common areas is clearly defined in the covenants and should not be changed by the board. Also, rules and regulations for pets in the neighborhood are also clearly stated in the covenants.

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 7:20.

Respectfully Submitted,

Candy Adams, Secretary/Treasurer