

Tuesday, February 15, 2022

Annual HOA Board meeting began at 6:30pm

Board members present: Mike Carrigan, Mike Crawford, Jonathan Crawford, David Slabodnick, Joe Casella, Diane Linette

Quorum was met.

Introductions of the Board and residents present.

David Smith motions to approve 2021 Annual Meeting Minutes. Michele Slabodnick seconds the motion. All approved.

Michael Carrigan begins reviewing the financials of the Balance Sheet, noting a strong cash balance along with addressing the Budget and the Reserves. The Reserves are primarily meant for the Roads and any other maintenance that comes with usual wear and tear of infrastructure. The \$115K is directly allocated for recreating the buffer zone between the road and Willow Lake.

A question was brought about the recreation of the buffer and what it will be. Jonathan Crawford addressed that there will not be a traditional, physical buffer, however, once we get approval from GDOT and County that roadwork is completed, a form of landscape barrier will be placed. A question regarding timing of the roadwork was asked: Whenever we get approval from the County is when we can begin, and ideally, it will be sometime in the fall.

Mr. Carrigan reviews the Profit and Loss vs Actual from 2021 and where the monies came from and where they were allocated. The largest expense is still Landscaping. Landscaping costs were less than they were 2 years ago; growing pains were addressed, and there has been much improvement. Mr. Carrigan reviews the Profit and Loss vs Actual Budget for 2022. There is an increase in Landscaping due to increased cost of fuel, labor, materials, etc, that is still less than 2019. All factors considered, there is no need to increase the dues for 2022. David Smith motions to approve the 2022 budget; David Slabodnick seconds the motion. All approved.

Mr. Carrigan discusses the lake and the golf course. The current owner has no intention of restoring the lake. The golf course seems to run a recurring pattern of concerns. Every investor that is interested wants a commitment from the homeowners in between the range of \$60-120/month to assist in offsetting the costs. The other concern is Willow Lake and the condition of the dam. The dam appears to be close to breaking, and would be a concern for WL because it provides irrigation for the golf course. The next concern is the cost and availability of the club house because it is separate of the course. And the last concern is the current owner's temperament and variability of the cost of the Course.

A question was asked if it was customary to have the HOA support the Golf course. Typically, when the two are built together, then yes, however, the way JCHOA/WLHOA were structured is not the case.

David Slabodnick addressed the gates and the replacement of the motors. He mentions the Remotes for the Gates, and that foreign cars (BMW, Lexus, Mercedes, etc) can be fickle with the gate, so if you need remotes (2 maximum per household), then you can reach out to him by email or phone (dslabodnick@me.com, 614.562.5871). We will also paint the Gate along with the mailbox posts around Masters time. If you need to get a new mailbox, you can get them at Lowes or Home Depot.

Mr. Carrigan mentions the revision of the current covenants. They are very antiquated and need to be updated. There are a number of covenant violations throughout the neighborhood, and there needs to be an updated structure for enforcement to maintain the integrity of the neighborhood. David Slabodnick is tasked with reviewing the covenants.

A question was brought about Landscaping. If there are any questions about landscaping, please refer them to Joe Casella who can be reached at (jovicase@aol.com, 706.836.6181).

Mr. Carrigan reviews the positions and election of the board members. Joel Sanders motions to re-elect the current board members. David Smith seconds the motion. All approved. All current members of the Board have been re-elected for another 2 years.

Meeting adjourned at 7:10pm.

Respectfully submitted,

Diane Linette
Secretary