

A Quorum was found to be in attendance.

Welcome and introduction of the Board of Directors was given by Mike Carrigan. He also apologized that we had to move our meeting location in the library to the downstairs room at the last minute due to an accidental double booking of the Main Hall by the library.

The Minutes from the previous years meeting were presented and a motion to approve was made and seconded.

Mike C. then moved on to review the financial statement that was provided to attendees upon sign in (available upon written request made to the HOA Board). While there is a healthy reserve in the account, he reminded the Association that we own the road infrastructure and street lights in our community and that eventually we will have to repave the roads. He also noted that when repairs were made a few years ago, it cost us over \$85,000, and we were able to complete the work without a dues increase or assessment. We anticipate the repaving of the roads to be needed in roughly ten years and there will be repairs needed in the interim. This will require us to continue to manage our financials accordingly in order to keep our reserves in line with the anticipated costs of such work. Mike also noted that of the \$115K that the county paid us for the land along Furys Ferry Rd., that has been held in escrow to relandscape the area once construction was completed, only about \$75K will actually be required to complete the project. The remaining amount will then be rolled into the reserve funds for infrastructure.

The P & L was then reviewed.

The Budget for the prior year was reviewed and there were no questions at which point Mike introduced the budget for 2024. He pointed out that there was an increase in dues over last year and that he was able to get an additional \$500 from the JCOA for Pine Straw. He discussed some additional items that have been built into this year's budget such as the 2.6% increase in Landscape services, utilities cost increase, and also planned improvements that will be made to the common areas.

As part of this review, Mike noted that over 70% of our expenses come from landscaping. He reviewed an additional copy of the bids we had received prior to accepting our current contract. It was noted that the community has many different types of grass which require different types of care. The costs involved in Landscape care has increased significantly, but we have managed to keep this from impacting our community's dues.

Jonathan Crawford discussed the construction on Furys Ferry Road and the replanting of a buffer area between our neighborhood and the road. He explained that there has been a number of discussions with the county and ER SNELL, the construction company handling the road work, over when we will be allowed to begin the replanting and he now hopes that this will be finalized by the end of February.

Mike Carrigan updated the association concerning the status of Willow Lake and the Jones Creek Golf Course. The status of Willow Lake is still out of our ability to influence. There was a group that was supposed to be moving forward on the golf course and were to have begun renovating the

course in February. To date nothing has occurred. Mike did state that fortunately, neighbors continue to be kind enough to cut the grass which does help keep the place looking fairly nice.

David Slobodnic spoke about the gate and cameras. Last year the motors on the gate were both replaced with much heavier motors and both have been performing perfectly. We also put in an entirely new camera system at the entrance which allows us to go back as far as a month and a half in history. The electrical system which was causing an issue with the key pad has been fixed and the key pad was also replaced. If any home owner needs a remote to the gate (each home is provided 2) they may contact Dave or Kit.

In answer to a question from the floor as to why we continue to have the gate if it is expensive to maintain, both Mr. Slobodnic and the board responded that the gate is an important amenity of this community and one that provides a certain level of security to our neighborhood.

Mike Carrigan then opened the floor to home owner to raise any questions they had for the board prior to holding the election for the board members.

Q: What can be done to address properties that are not being maintained according to the covenants?

A: The board has written letters to 8 owners concerning this issue and in all but one instance the owner addressed the issue. The board has also discussed the use of a fine for failure to maintain property but has not yet drafted a policy to put into place. This will occur at the next meeting of the board and will then be presented to the owners prior to being put in place.

Mike Carrigan then discussed that the board has been working to keep the balance in the community's account stable with an eye on growth. This is being done to ensure that when the time comes for the roads to be redone in 8-10 years, the HOA will be the ones responsible for paying for it. Up until 2017 the HOA held little to no reserve in the bank. Over the past years, the board has worked hard to manage the business of the HOA in such a manner as to allow the development and growth of reserve funds which are earmarked for this future roadwork project.

One homeowner asked why the HOA doesn't look at separating itself from Jones Creek and then taking the dues we currently must pay to Jones Creek and using it to bolster the WLHOA reserves.

Mike Carrigan responded that this is something that has been discussed by the board, but no further action has been taken. He further stated that the board could discuss this further and discuss with our attorney what legal measures would be required to pursue this option.

The Club House status was brought to question. Mike responded that he has spoken to the new owner and that he has not given any real answer as to what his plans are for the building. While he does have an office, he would not provide any contact information and he apparently lives in Florida. There have been people seen going in and out of the building at times, but there has been no real activity or changes to the property.

Mike Carrigan then brought the election of the board before the HOA. He noted that there had been reminders sent out that anyone who was interested in running for a position on the board was welcome to step forward. At the time of the meeting, no one had given any indication of their interest in running.

A motion was made and then seconded to keep the current board in place as is. This motion was unanimously approved by the HOA.

The meeting was adjourned.