

2024 Lakes of Old Peachtree HOA Meeting –

Board Members Present:

Laura Toops, President
Briana Folmar, Secretary
Lauren Hayes, Member at Large

Date: 01/21/2024

Board Members not present:

Kerri Jascomb, Treasurer
Patty Germain, Vice President

Called to Order: 1502

Community Members Present:

Anna Inman
Nancy Merck
Neil Roquet
Alice Matthews
Jennifer Franklin
Dena Johnson
Ilias Lisenby

2024 Board:

- By 100% vote, the 2023 board has been re-elected, and uncontested.
- There were 68 homes that voted.

Treasurer/Financial:

1. Current Account Balances 1/21/2024:
 - i. Operating: \$27, 915
 - ii. Savings: \$35,069
 - iii. Petty Cash: \$5,123
 - iv. Total Functional Balance: **\$68,107**
 - v. Approved 2024 Budget: **\$97,350**
2. 2024 Assessments:
 - a. Sent 12/2023
 - b. Due 4/1/2024
 - c. 21.5/110 homes have paid to date
 - d. Past Due Accounts
 - i. Account 1 – Outstanding without response to several communications; accruing late fees, need to discuss collections
 1. \$39 p/mth collection fee charged to HOA until repayment
 2. Current Balance \$1760
 - ii. Account 2 – Active payment plan, has remained current
3. 2023 Taxes – will get completed after EOY balance sheet received from Community Financials, likely sometime next week.

ARC Report:

1. ARC Newsletter – Fall – hope to do at least 2, Spring & Fall, but 4 would be ideal
 - a. First run had a good response, we did learn the company who use to maintain our mailbox supplies is no longer in business, you are able to find the style online with information provided by the ARC
 - b. Mailbox refresh – will send email, letter to homes without email to complete, will do targeted assessment/notifications beginning of 2024

2. There are several small trees down around lakes 2&3. Laura is going to speak with the landscaper to get them removed.

Community Projects – In Progress/Planning:

1. Replacement bulb at entrance – have item, just would like to wait until above freezing
2. Ground stencil – waiting for warmer temps, allows paint to cure better
3. Help Day #1 – March 2024 – will send out date options to get majority vote
 - a. Decking replacement at community dock
 - b. Mulch installation at playground
4. Help Day #2 – End of April, start of May 2024
 - a. Stencil placement
 - b. Tennis court clean up
 - c. Pool area cleanup
 - i. Pull weeds from cracks
 - ii. Pressure wash deck
 - iii. Put out furniture
5. Help Day #3 – TBD
 - a. Replace split rail fencing that is missing once ivy has sufficiently been pushed back
 - b. Clean up Hwy 124 side of entrance (remove limbs, trash, etc.)
6. Replace Tennis Court screens (\$3745), will first need at minimum 3 volunteers who are willing to rehang screens should they fall within a timely manner, this will extend the life of the screens – ladder will need to be own, but zip ties will be provided – Roland has reached out to the pickleball group for volunteers
7. Ivy at front entrance has been being trimmed back slowly as to not kill it all together by the landscaping company
8. The Board will look into pricing in order to have the sign at the front entrance replaced

Community Projects – Completed:

1. Court lights installed
2. Winter flower installation
3. Holiday decorations at entrance – thank you to the Straka’s for decorating the OPT side!

Swan Updates:

Amenities:

1. Pool –
 - a. Opening May 11, 2024
 - b. Closing Sept 22, 2024.
2. Playground –
 - a. Mulch Install and clean up – Spring Help Day event
 - b. Includes trim back of butterfly bushes along edge of playground
 - c. Removal of bamboo shoots on community side of fencing
3. Tennis Courts
 - a. Evaluate need for pressure washing in spring
 - b. Spray for/pull weeds in spring – See Help Day
 - c. Robust Pickleball team!

Dam/Grounds/Lakes

1. Lake Maintenance contract went into effect as of 1/1/2024 – monthly servicing

- a. They will provide a quarterly report, will check the spillway and valve
2. See Community Projects
3. Glenn to complete Dam inspection for the year.

Engagement Survey Results:

1. Gwinnett Safe Communities

- d. 73% in favor
- e. 12% not in favor
- f. 14% no opinion

4. Meeting Cadence

- a. 71% leave the same on Sunday 3pm, quarterly (the dates have been emailed and are available on the LOOP website for your reference)

5. Wish List Items

- a. Jogging/Walking path around the lakes & signage– similar to the lake access points, this is not HOA property, it is private property with an easement, and we do not have the option to make modifications. Additionally, per the covenants and bylaws, there can be no building, modification, or disruption of the easement around the lakes, for the private residents or the HOA overall. We will be doing the stencils for the access points, but they are on the sidewalks/roadway which is what allows us to do the installation.
- b. Fix the dock behind the clubhouse – On it!
- c. Gated Community – This has been extensively researched over many years and has been determined to not be an option for our community, for several reasons:
 - i. Entrance space is difficult for emergency services turn around
 - ii. Not enough distance from main road (124) to where a gate would be installed to allow for waiting vehicles
 - iii. The roads become private past all gates, it would then be the responsibility of the community to pay for upkeep, replacement, and any other expenditures.
 - iv. The cost & maintenance of just the gate is far outside of our current budget
- d. Entrance Camera – I have got a quote for this! To run power to the street and mount camera (up on tree out of reach) \$1200 – to be discussed. We will also reach out to Jackson EMC to see if there are any options with tying into their system for cameras to avoid additional fees for running power.
- e. More Community Events – We would love this too! But we also need help and people to come. We have some events on the schedule for this year, as attendance increases or becomes more consistent, we will happily increase events. If there are volunteers who would like to take on these tasks, please let us know!
- f. More sidewalks – Feel free to let Gwinnett County know, that is a them thing, not a us thing.
- g. Connection to the city sewer – this has been investigated, for our neighborhood to attach to city sewer, all homes would need to be included, a pump station would have to be placed somewhere and this would be at a significant cost to the residents and approval from the county. Our properties sit below the main sewer line, and it would all have to pump uphill.

Motion to adjourn made by Laura Toops and seconded by Lauren Hayes. Meeting adjourned at 1558.