

2025 Lakes of Old Peachtree HOA Meeting – Q1

Board Members:

Laura Toops, President
Briana Folmer, Secretary
Kerri Jascomb, Treasurer

Date: February 23, 2025

Meeting called to order at 1502.

Treasurer/Financial:

1. Current Account Balances:
 - i. Operating: \$50, 600.03
 - ii. Savings: \$35,163.91
 - iii. Petty Cash: \$1,576.77
 - iv. Total Functional Balance: **\$87, 340.71**
2. 2025 Assessments:
 - a. 48/110 paid
 - b. Past Due Accounts (2)
 - i. Account 1 – Active payment plan - current. – Balance \$2240
 - ii. Account 2 – Active payment plan – current – Balance \$1350
3. 2025 Budget presented & approval
4. Change to high interest MM Account for savings
 - a. Current interest rate of 0.25%
 - b. New MM 3.5-5% depending on when set up – Edward Jones
 - c. Account will remain LOOP HOA with double signed money movement
 - d. No change to access to dollars, 48-72 hour turn around.

ARC Report:

1. 3 ARC committee members, plus president (Laura) to do reviews, letters, approvals correspondence – we can still use your help! Thank you to the new members of the committee
2. New ARC review format for 2025 to allow for more targeted reviews, consistency of reviews and to allow for better community communication
 - a. **Quarter 1 Reviews March 1 – March 25** – Home exterior – we will be reviewing: Paint, wood rot, windows, gutters, etc. all things on the exterior of the home itself
 - b. **Quarter 2 Reviews June 1 – June 25** – Landscaping: grass, weeds, leaves, flower beds, bushes, all things grounds
 - c. **Quarter 3 September 1 – September 25** – mailboxes
 - d. **Quarter 4 November 1 – December 1** – Re-review for any outstanding items throughout the year
 - e. *All other glaring violations will be addressed during each review cycle, but this will be the focus.*
 - f. Please continue to submit requests for all changes to exterior of the home, all information can be found on the website.

Looking ahead Community Projects – In Progress/Planning:

1. Replace missing slats in split rail fence along 124 & “clean” area
2. Sign Replacement on both entrances – quotes in progress, this may be a future capital item due to cost
3. Engagement Survey Results
 - a. A fountain at the entrance
 - b. World Peace

- c. Replace street signs – this can be done! When I have time, I will survey all the signs when need to be replaced and put in the request with the county (or any volunteers?)
- d. Permanent bench on the Dam – Cannot do due to dam integrity
- e. OPT Fences –
- f. Stump removal – lake 2 access point – we can investigate having them ground down
- g. Add greenery to lake 2 access point – The HOA will not be replacing any vegetation on access points due to the cost of maintenance, this will be the decision of the property owner how to proceed
- h. Replace stones on lake access point on Sunset Harbour – as with the replacement of vegetation, HOA will refrain from additions to lake access due to cost prohibitions on non-HOA owned areas
- i. Paved Lake Trails – we cannot do this, easement cannot be disturbed, outside of easement is resident property
- j. More security, more cameras – Where?
- k. Redesign Entrances – How? – multiple “updated entrance” requests
- l. Dumpster 2x per year or more
- m. Water fountain in/on the lakes

Swan Updates: Per engagement survey, request to no longer pay for swan maintenance – communication has been made with current caregivers

Update?

- Commitment to provide updates
- Genetic problem...need to increase diversity via new bird(s)
 - o Consider trading Jack (because he is a bit of a bully)
 - Would want to consider 2 – 3 new birds, male & female

Continue to small budget, or no?

- Bags of food cost about \$50 each
- For 2025 acquire 2 swans (\$800 - \$1200 each)
- Request for \$3000 budget for the swans in 2025

The Board decided to continue the swans' maintenance after an extensive discussion, as no residents raised further questions or opposition during the meeting.

Amenities:

1. Pool – 2025 Season May 10th – September 21st (weather permitting) – AS A REMINDER: Your pool key card is good for ALL FUTURE SEASONS, do not discard. There will be a \$25 replacement charge for any lost cards.
2. Tennis Courts – Pickleball team going strong. Your old amenities key, which used to be for the pool & tennis courts, still works for the tennis courts. If you need a replacement, please reach out. 1x no charge replacement will be honored
3. Playground – Will plan for fresh mulch installation in the spring

New Committee – Decorating Committee: Thank you to the residents who volunteered to be on the decorating committee – Expectations set

1. Minimum holidays
 - a. 4th of July
 - b. Halloween
 - c. Christmas/Winter Holidays
2. May choose to do others, as well
3. Arrange meeting cadence, proposal & budget need, present to board
4. Board approval needed for expenditures, encouraged use of existing items

Dam/Grounds/Lakes

1. Lake Maintenance– Reports posted to the LOOP website & Facebook
 - i. Dam Clean up completed – request for further vegetation, along OPT fence, to be extracted – will get quotes
 - ii. Lots of rain = very high water – All drainage was checked and is in working order
 1. Follow up with lake maintenance company to verify that all valves and siphons are working as intended
2. Tree Removal along lake access at end of Terrace Lake
 - a. 4 Leyland cypress
 - b. Removal, no replacement, as decided with other access points
 - c. Quote 1 - \$1000 – Arbor Force
 - d. Quote 2 - \$2000 – Pruitt Landscaping Arborist
3. New Landscaping company in service – please let Laura know of any concerns

Please plan to attend: AT&T will be here on March 1, 2025, 1 – 4PM, to discuss pricing, any concerns around damage to your yard after installation, etc.

Submitted Community Questions/Notes:

- It has been brought to the Board's attention that there are community member(s) who are utilizing lake water for their own purposes. Community members may NOT utilize lake water for their own purposes. If you are doing this, you will need to cease said activities immediately.
 - o The Board will be looking into these concerns to take necessary action

Upcoming Important Dates:

1. Please check www.lakesofoldpeachtree.com for the 2025 important dates. This was also emailed at the beginning of the year, mailed to residents without email addresses.

Decisions:

1. 2025 Budget – deferred to arrange funds for the swans
2. Transfer Savings to a high interest money market account
3. Approval of Arbor Force – Tree Removal from TLD lake access

Motion: Transfer our current Savings account (\$35,000) to a high interest money market account

Presented By: Laura Toops

Seconded By: Kerri Jascomb

All in favor: 3

All Opposed: 0

Motion: Pass

Motion: Approval to utilize Arbor Force Tree Removal from TLD lake access – (\$975)

Presented By: Laura Toops

Seconded By: Briana Folmar

All in favor: 3

All Opposed: 0

Motion: Pass

Motion to adjourn made by Laura Toops and seconded by Briana Folmar. Meeting adjourned at 1625.

