

2024 Lakes of Old Peachtree HOA Meeting –

Board Members Present:

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

Date: July 21, 2024

Called to order at 1502 by Laura Toops.

Treasurer/Financial:

1. Current Account Balances:
 - i. Operating: \$56,359.16
 - ii. Savings: \$35,112.27
 - iii. Petty Cash: \$3,608.31
 - iv. Total Functional Balance: **\$95,079.74**
2. 2024 Assessments:
 - a. Past Due Accounts
 - i. Account 1 – Response received, working on payment plan, has started to pay small amount in good faith – Balance \$1560
 - ii. Account 2 – Active payment plan, has remained current, mostly \$2328

ARC Report:

1. Notification sent regarding August mailbox review
 - a. 2.22 Mailboxes
 - b. 2.22.1 Covenants- “All mailboxes located on Lots shall be of a similar style approved by the ARC... Replacement mailboxes may be installed after the type has been approved in writing by the ARC.” (Ref. 1 section 27)
 - c. 2.22.2 Changes in LOOP mailbox standard must be approved by Board. LOOP Consolidated ARC Standards-Rev.1 Page 13 of 32
 - d. 2.22.3 Current style is (Black Cast aluminum). “Imperial” series model 321 RB with a pull knob rather than a pull ring.
 - e. NOTE: You can obtain all the mailbox parts on Amazon, should you need any.

Community Projects – In Progress/Planning:

1. Help Day #3 – TBD, in the fall
 - 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.)

Community Projects – Completed:

1. Pressure wash of tennis courts, pool deck
- 2.

Swan Updates: No feedback received.

Amenities:

1. Pool –
 - a. Opening May 11, 2024
 - b. Closing Sept 22, 2024.
2. Tennis Courts – No Update

Dam/Grounds/Lakes

1. Lake Maintenance– See maintenance reports, posted to your Community Financials Accounts in the documents section & Facebook
2. Dam Inspection completed
 - a. Overgrown vegetation – removed
 - i. Laura to meet with the lake maintenance company to find out what it will cost to have this removed/maintained on a regular basis – also to email the landscaping company to find out the cost of cutting vegetation on dam 3.
 - b. Seepage drain needs animal guard – having lake maintenance company complete
 - c. Seepage drains need to be cleared – same as above
 - d. Concrete on spillway broken – the walk across was damaged by something, this is not an integrity issue with the dam itself
3. Proposal from Landscaping - \$620
 - a. Cut overgrown holly at tennis courts
 - b. Trim trees around pool shed
 - c. Trim down bushes at front of tennis courts (to make signage visible)
 - d. Remove any dead plants and haul away
 - i. We will clarify when they will complete this work as we do not want to stress them due to the lack of rain recently

Submitted Community Questions:

1. Specs of mailboxes
 - a. Imperial Design
 - b. Knob rather than pull
 - c. No other specific information on Standards about finish, style of #'s, etc
2. Concerns around lake access at the end of Terrace Lake – overgrown
 - a. The Board will talk to the lake maintenance company to find out what they will charge to maintain the lake access points – there is a concern around this being cost prohibitive
3. Concerns around the fence on Old Peachtree and lack of maintenance – this has been addressed to the extent that the HOA can engage.

Upcoming Important Dates:

1. 3rd Annual LOOP Trunk or Treat – 10/26/24 – 5pm movie at dusk
2. Q4 HOA Meeting – 10/27/2024 at 3PM
3. 12/8/2024 – Annual Members Meeting – board nominations submitted for 2025

Motion for **Landscaping proposal**, above

Presented By: Laura Toops

Seconded By: Briana Folmar

All in favor: Patty Germain, Lauren Hayes

All Opposed: N/A

Motion: Pass

Motion to adjourn made by Laura Toops and seconded by Patty Germain. Meeting adjourned at 1534.