

Callaway Lakes Homeowners Association, Inc.

P. O. Box 72131
Albany, GA 31708-2131

January 25, 2023

Officers:

President: Leo Crimbley
Vice President: David Smith
Secretary/ Treasurer: Kathleen Fiorito

Members at Large

John F. Williams
Marvin Jackson
David Bradley

Social Committee

Sabrina Key
Rosa Brizendine
Nae Weaver

Dear Callaway Lake Homeowners Association member,

The **Annual Business Meeting for the Homeowners Association** will be held at **7 pm on Tuesday, February 7, 2023**. The HOA board voted to continue doing the annual meeting via Zoom. The following is a link to the meeting. Cut and paste this link into your browser:

Join Zoom Meeting

<https://us02web.zoom.us/j/84788233092?pwd=MGsyaUx4a2pYSUpXTk0rNUJXK2FoQT09>

Meeting ID: 847 8823 3092

Passcode: 3014

This is your Association. Please make the attempt to participate and help make this a better place to live. Email the Board at clhoa2018@gmail.com if you have something that you wish to discuss at the meeting so that it can be placed on the agenda.

The Bylaws, which are still valid and enforceable, govern the timetable for collection of the Association dues. A significant number of homeowners are NOT paying their dues in a timely manner, which causes unnecessary work for the Board and COST to your fellow homeowners. The Board will continue to strictly enforce the timetable outlined in the Bylaws, including charging late fees. Invoices for 2023-2024 dues will be mailed March 1, 2023 and are payable within 30 days. Which is March 31st, 2023.

Tentative Agenda:

1. Introduction of Board Members and opening comments
2. Treasurer's Report and Proposed budget for 2023-2024 – see below.
3. Achievements for 2022 and goals for 2023
4. Status of Flock Safety Cameras
5. Status of ongoing maintenance and Repairs
6. Call for volunteers for 2022-2023 HOA Board Committees
7. Other business and Question and Answer Period.
8. Adjournment of Homeowners with meeting of Lakeowner's Association to follow .

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2023-2024 Proposed Budget

Income: (290 lots @ \$225 = 65,250)

\$65,250

Expenses:

a. Street and entrance lights (Ga. Power and EMC), Lee County (water)	28,000
b. Landscaping: \$400/month x 12 months = \$4800/ year	
pine straw: 2 times @ \$400 = \$800	5,600
c. Accounting: accountant - \$400/month x 12 =	4,800
d. Mail box, Postage expenses, GA registration, website, Zoom	1,500
d. Legal: Court costs/Atty fees	2,000
e. Insurance	2,800
f. Flock Safety Entrance Cameras	15,000
f. Capital Improvement (Fencing repairs at Entrances, sprinkler system repairs at Entrances, potential new street plates, potential speed tables)	4,550
g. Social/ Welcoming Committee/holiday events & decorations	1,000
h. Reserve	00
	<u>\$65,250</u>

THE BYLAWS GOVERN THE COLLECTION OF HOA DUES