

Minutes notes for 2/7/24

- The Meeting called to order by the President Sherry Robbins at 6:08pm
- We have a sign in sheet with 3 POA members present:
Bud Henderson, Janey Angelo and son
- Minutes from board meeting 11/16/23 approved
- Architectural control report Melinda Weedon
 - Mrs. Weedon began with a discussion of the home remodel on 3204 Lake Forest. Most items had been changed without board approval. Items that warranted discussion by the board were the exterior paint color, additional sidewalk and patio/firepit, brick and stone options for sidewalk, new patio and retaining wall.
 - Approvals by the board are as follows:
 - The exterior siding material changed from lap siding to board and batten.
 - The siding and brick painted with Sherwin Williams Alabaster paint.
 - The porch columns changed to 8 X 8 Fiberglass columns.
 - The original sidewalk removed, and a new concrete sidewalk installed from the street to the house. The new sidewalk was covered in Covington Brick in a herringbone pattern. The new sidewalk and brick were previously approved by the ARC and The Woods POA Board in Dec. 2023.
 - An additional new sidewalk installed to lead to a circular patio in the front yard will be covered in Covington brick.
 - Additional material to be used on the patio will be Gray Cranbury Flagstone for seating and covered on top with Covington Brick. ** No firepit shall be installed on or in the new front yard patio area.
 - The bannisters changed on the front porch.
 - Tongue and groove material used to update the porch ceiling.
 - New light fixtures hung on the porch.
 - The cinder block retaining wall shall be resurfaced using Covington Brick.
 - The back porch repaired and has a new light fixture.
 - A handrail made of cast iron to be installed at the top of the sidewalk stairs from the curb toward the house. Homeowner to provide picture of handrail before installing for final approval.
 - Shingles replaced in the same color as the former roof color.
 - The home at 3700 Lake Vista Circle has not made progress on completing the improvements requested by the board. A discussion was held on what to do from here. The Board decided to talk to our attorney as to what our next steps could be.
- Lake and Common grounds report
 - Mr Wheat would like to put a Committee together to work on lake clean up etc. Projects for such a cleanup day could include:
 - Rake the junk out of the dam area

- Bid on bricks at the signs
 - We have gotten one bid and the other company has not returned a bid
 - Stop sign discussion
 - Insurance claim?
 - City put up a sign
 - We agree to allow the city to leave the sign they put up
 - City clearing out the culvert under Calloway
 - Dug a trench in the swamp area on the side of our silt pond. Possibly cleaning out the culvert.
 - Cleaning the downstream side of the pipe so that they could clean out the pipe.
 - Poop bags have been purchased for the canisters around the lake.
- Social
 - We would like to celebrate Easter with the Remax Team again this year. More details to come.
 - A Post has been set for a neighborhood library
 - Library is sitting on Tonya Wheat's driveway but will be put on the post soon.
 - Books have already been donated to fill the library
 - Neighborhood garage sale?
 - Questions have come from members of the POA about doing a community garage sale. April 19 and 20 is proposed to do it since it will be warmer etc.
 - Permits will need to be gained from city
 - Fishing tournament?
 - Prizes for
 - Biggest catch,
 - Catch only a mother could love were suggested
 - Flower beds are in need of attention
 - We will be contacting Tony to see what can be done.
 - We would like to get them cleaned up and fix the light in one of them
 - Recreation and Safety
 - Checking the pool chemical levels daily is needed for swimming season
 - We are in the class of pool that chemical level checks are needed to be done daily
 - Automated system can be used but it would need wifi to run it
 - A \$70 monthly investment would be required to have a wifi connection and automated system running at the pool.
 - Some damage was done to the timer on the hose at the pool. We need to make sure the top lock is locked at all times.

- During swimming season this past year a picnic table was moved to be used to jump into the pool with. We would like to chain tables together so they can't be moved
 - Nets on the tennis court... the crank on the net needs to be repaired. Joe Williams has said that he could work on that and try to fix it.
 - Thoughts for pickle ball to be painted
- Budget
 - The 2024 budget was passed out.
 - 2023 budget was -1305.46
 - 2024 budget is +1249.08
 - The Budget passed after some discussion and explanation.
- New business
 - John Young resigned in November—resignation accepted
 - Melinda Weedon approved as replacement

Meeting adjourned at 7:37pm

2023 ACTUAL INCOME & EXPENSES

2023 ACTUAL DEPOSITED INCOME: **\$107,616.65**

LAKES AND COMMON GROUNDS	\$62,203.14
RECREATION FACILITIES & SECURITY	\$7,077.60
ARCHITECTURAL CONTROL	\$150.00
SOCIAL ACTIVITIES	\$683.63
OPERATIONS	\$28,209.00
UTILITIES	\$10,598.74
2023 ACTUAL EXPENSES:	\$108,922.11

2023 BALANCE: **(\$1,305.46)**

2024 BUDGET

2024 ESTIMATED ANNUAL INCOME (1): **\$101,040.00**

LAKES AND COMMON GROUNDS (2)	\$51,625.92
RECREATION FACILITIES & SECURITY	\$7,836.00
ARCHITECTURAL CONTROL	\$264.00
SOCIAL ACTIVITIES	\$1,260.00
OPERATIONS	\$28,209.00
UTILITIES	\$10,596.00
ESTIMATED MONTHLY EXPENSES:	\$99,790.92

BALANCE (3): **\$1,249.08**

NOTES:

- (1) Does not include annual prepayments
- (2) Reduced dredging savings from \$1500 to \$1000/month
- (3) Includes monthly transfers of \$606.25 and \$1000.00 into savings

2024 ANNUAL BUDGET BREAKDOWN

LAKES & COMMON GROUNDS

EXPENSE LINE ITEM	BUDGET
Monthly Lawn Care	\$27,420.00
Sprinkler System Repairs/Install	\$1,131.96
Tree Removal	\$600.00
Brush/Debris Removal	\$696.00
Flower Bed Maintenance	\$1,065.96
Flowers & Shrubs	\$1,200.00
Dirt, Mulch, Dirt Work	\$1,200.00
Alligator Grass & Weed Control	\$2,496.00
Dredging	\$12,000.00
Seawall & Dam Maintenance	\$696.00
Irrigation Pump & Pump House	\$1,440.00
Lake Fountain & Pump	\$300.00
Landscaping Lights Repairs & Maint.	\$300.00
Sidewalk Repairs/Maintenance	\$780.00
Other Expenses	\$300.00
ANNUAL TOTAL:	\$51,625.92

SOCIAL ACTIVITIES

EXPENSE LINE ITEM	BUDGET
Easter Event	\$384.00
Pool Opening Event	\$0.00
Memorial Day Event	\$300.00
4th of July Event	\$0.00
Halloween Event	\$300.00
Event (6)	\$0.00
Supplies	\$180.00
Printing & Reproduction	\$60.00
Postage & Delivery	\$36.00
Other Expenses	\$0.00
ANNUAL TOTAL:	\$1,260.00

POA OPERATIONS

EXPENSE LINE ITEM	BUDGET
Monthly Bookkeeping Services	\$6,600.00
Quart. Statements Postage, Envelopes	\$1,356.00
POA Facilities & Liability Insurance	\$6,000.00
POA Officers Liability Insurance	\$3,396.00
Office Supplies	\$72.00
Postage & Delivery	\$180.00
Printing & Reproduction	\$204.00
Legal/Professional Fees	\$540.00
Website Support	\$720.00
Banking Fees	\$402.00
ACH Chargeback	\$168.00
Transfer to Challenge Savings Account	\$7,275.00
Tax & 1099 Preparation	\$552.00
By-Laws & Covenants	\$0.00
Annual Meeting Expenses	\$300.00
Refunds, HOA prepaid dues	\$0.00
Property Taxes	\$264.00
PO Box Annual Fee	\$180.00
Other Expenses	\$0.00
ANNUAL TOTAL:	\$28,209.00

RECREATION FACILITIES & SECURITY

EXPENSE LINE ITEM	BUDGET
Monthly Pool Care	\$5,076.00
Emergency Phone Service	\$972.00
Pool & Park Furniture	\$300.00
Pool House & Bathroom Supplies	\$60.00
Pool Pump & Equipment Maintenance	\$180.00
Tennis Court Repairs & Maintenance	\$300.00
Basketball Goal Repairs & Maintenance	\$60.00
Pool/Tennis Court Keys	\$504.00
Fencing Repairs & Maintenance	\$240.00
Lighting Repairs & Maintenance	\$120.00
Signage	\$24.00
Other Expenses	\$0.00
ANNUAL TOTAL:	\$7,836.00

ARCHITECTURAL CONTROL

EXPENSE LINE ITEM	BUDGET
Supplies	\$60.00
Postage & Delivery	\$12.00
Printing & Reproduction	\$36.00
Volunteer Gift Cards	\$156.00
Other Expenses	\$0.00
ANNUAL TOTAL:	\$264.00

UTILITIES

EXPENSE LINE ITEM	BUDGET
Electric	\$7,656.00
Water	\$2,940.00
Other Expenses	\$0.00
ANNUAL TOTAL:	\$10,596.00

TOTAL 2024 BUDGET: \$99,790.92

NOVEMBER

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
11/30/2023

Southside Checking Account

NOVEMBER 1, 2023 Beginning Balance: \$18,512.85
 NOVEMBER 1-30, 2023 Deposits/Credits: \$5,836.00
 NOVEMBER 1-30, 2023 Disbursements: \$9,364.26
 NOVEMBER 30, 2023 Outstanding Checks: \$0.00
 NOVEMBER 30, 2023 Ending Balance (cash basis): \$14,984.59

Southside Challenge Account

NOVEMBER 1, 2023 Beginning Balance: \$43,066.04
 NOVEMBER 1, 2023 Challenge Account Transfer: \$606.25
 NOVEMBER 30, 2023 Dredging Account Transfer: \$1,500.00
 NOVEMBER 30, 2023 Interest: \$0.00
 NOVEMBER 30, 2023 Ending Balance: \$45,172.29

Challenge Amount Reserve: \$28,533.64
 Dredging Amount Reserve: \$16,500.00

DECEMBER

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
12/31/2023

Southside Checking Account

DECEMBER 1, 2023 Beginning Balance: \$14,984.59
 DECEMBER 1-31, 2023 Deposits/Credits: \$9,044.00
 DECEMBER 1-31, 2023 Disbursements: \$8,108.16
 DECEMBER 31, 2023 Outstanding Checks: \$1,650.00
 DECEMBER 31, 2023 Ending Balance (cash basis): \$17,570.43

Southside Challenge Account

DECEMBER 1, 2023 Beginning Balance: \$45,172.29
 DECEMBER 1, 2023 Challenge Account Transfer: \$606.25
 DECEMBER 31, 2023 Dredging Account Transfer: \$1,500.00
 DECEMBER 31, 2023 Interest: \$68.24
 DECEMBER 31, 2023 Ending Balance: \$47,346.78

Challenge Amount Reserve: \$29,139.89
 Dredging Amount Reserve: \$18,000.00

JANUARY

WPOA Treasurer's Report
ACCOUNTS SUMMARY (CASH BASIS)
1/31/2024

Southside Checking Account	
JANUARY 1, 2024	Beginning Balance: \$17,570.43
JANUARY 1-31, 2024	Deposits/Credits: \$18,198.00
JANUARY 1-31, 2024	Disbursements: \$6,067.03
JANUARY 1-31, 2024	Outstanding Checks: \$550.00
JANUARY 31, 2024	Ending Balance (cash basis): \$30,251.40

Southside Challenge Account	
JANUARY 1, 2024	Beginning Balance: \$47,346.78
JANUARY 1, 2024	Challenge Account Transfer: \$606.25
JANUARY 1, 2024	Dredging Account Transfer: \$1,000.00
JANUARY 31, 2024	Interest: \$0.00
JANUARY 31, 2024	Ending Balance: \$48,953.03

Challenge Amount Reserve:	\$29,746.14
Dredging Amount Reserve:	\$19,000.00