

Minutes from the March 2024 meeting of the Board of Directors

The March 2024 meeting was held on 3/7 at the Warren Road Community Center

Members in attendance were President- David Zange, Vice-President Greg Lacock, Secretary- Melanie Meaders, Treasurer- Wes Hopkins, Joey Aranda, Melvin LaPan, Anne Rheins and Drew Robinson.

Bookkeeper- Catherine Przybysz.

Residents in attendance- Mike Cave and Kathy Kennedy.

The meeting was called to order at 1835, 1st and 2nd motions by Melanie and Melvin.

Minutes from February 2024 were read, 1st and 2nd motions for approval by Drew and Anne and approved by all.

Financials and P&L-presented by the bookkeeper with 1st and 2nd motions for approval by Wes and Melvin and approved by all.

Legal- Lien placed on Brian Brown property and should be recovered with pending foreclosure.

 Sykes- should be recovered. Property put up for sale and outstanding balance recovered during transactions.

 O'Grady- demand letter was received. These 3 properties had the highest amounts of outstanding assessments.

Gardner Property- David spoke with Mr. Carl Nichols, the owner of the property. He discussed his plans for the property and is planning to attend the next quarterly meeting to speak with the residents.

Communication/Welcoming-packets are being updated and old information edited.

Website- forms updated and website backed up.

Pool-chain placed at the rear of the parking lot leading into the field to deter the trash truck from driving straight into the field. Divots were being dug into the field.

2 quotes were obtained for removal of the back deck and replacement with cement from Outdoor Property Solutions and East Ga Concrete. East Ga Concrete bid \$14,0040 for deck and step replacement. Outdoor Property Solutions bid \$14,000 with a 5% discount if scheduled in March. Joey and Melanie met with contractors on March 4th. David is waiting to hear from another contractor.

Courts- Anne and Wes updated instructor forms.

 Not' Lanta Open scheduled for May 2-5.

Parks-fence for Crane Ferry Park- supplies need to be obtained from Joey and David. Contractor has been hired.

CF Restrooms- have been installed. Sewer line will need to be "roughed in" March 7th and electrical will need to be installed Park water fountain will also be installed.

Sprinkler at the main entrance was repaired.

Crush and Run Quotes- were obtained from Brent Watkins Enterprises \$1050 for 2 -18 ton loads for \$1650 delivery and spreading at CF park and Jacobs Landscaping 1 load per park, 2- 18 ton loads for \$2500 for delivery and spreading. No votes.

Restroom Cleaning- A resident of the neighborhood owns JenniMaid services and will clean the new restrooms for \$50 per month, 2 cleanings a week as a thank you gift to the community.

Traffic and Safety-1 arrest since the beginning of the year.

New Business- many residents are concerned about a shipping container being delivered to a front yard on Crane Ferry. The issue has been addressed with the resident through our legal representation.

Resident Questions- Mike Cave present and requested something be placed in the newsletter to remind residents to pick up trash receptacles in a timely manner and to keep bulk waste off the curbs until pick up time. He offered written suggestions for the newsletter.

Two Board Members submitted resignations at the meeting. Shelly Maner not present, announced by David Zange and Melanie Meaders, present.

The meeting was adjourned at 1950 with 1st and 2nd motions by Joey and Greg.