

# **Woodbridge at Hamilton Lake Annual HOA Meeting Minutes**

**1/26/2020**—(recorded by Shana Hackworth for Stuart Hackworth)

Sign in sheet passed

Attendees: Bob Greene, Rita Tafelski, Courtney Tomberlain, David and Diane Holmes, Garrett Harvey, Heather Kinard, Corey Bailey, Jason Nieves, Bob Strickland, Jere Smith, Tom Brems, Dwight & Lisa Hicks.

Budget & playground ideas papers passed to attendees prior to meeting starting

**Meeting called to order at 4:08 PM by Jason Smith, HOA President.**

## **Treasurer's Report-Stuart Hackworth (Secretary/Treasurer)**

Budget Presented to homeowners - ATTACHED

Advised on variations from last year to current budget—previously collected over \$5,000 in fees from rental company for noncompliance; \$2,000 paid to HOA for access to AT&T Junction Box.

Upcoming budget:

Reserve spending expected: The current expenditures for 2020 include 50K for Playground, 5K for Cool Deck.

Floor opened for questions re: budget. No questions asked.

## **Jesse Smalley—Vice President's report**

### **Upcoming Projects:**

- A. Playground update—all playground equipment removed last year due to aging/wood rot/unsafe conditions. New playground will be about a \$50,000 project to replace equipment and address chronic drainage issues.

Comments from attendees: Would like shade over new structure, would like benches for parents to sit on when watching their kids play (shaded if possible), consider ADA compliant playground equipment, check statutes to verify any requirements we must meet with such an installation.

Jesse advised he is still trying to get other quotes but has contacted 4 companies and none will call or email him back. Jason verified he has been cc'd on these emails and there has been a good attempt to reach out for other quotes, but no one has returned messages.

B. Pool Update—contruction/furniture  
considering applying Cool Deck to keep the pool walkways cool and increase use for the summer.

Furniture replacement project from last year went well overall. Couple damaged items will be repaired (ie, some umbrellas damaged from wind), otherwise furniture in good shape. If cared for properly should last a very long time.

Reminder to lower umbrellas when you use them or if you see any umbrellas others have left up at the pool.

C. Pool upkeep—we considered trying to add a splash pad in place of playground in pool area but cost is upwards for \$70-80,000 and we feel this is too expensive; idea of kiddie pool was considered but 3 different pool companies all said no one builds them anymore—increased liability; extra fencing required, increased maintenance, etc; considered making a more shallow area in current pool but no pool company will do such a project because if we develop a leak or damage existing pool/structures. For now, we will just plan for playground replacement and maintaining current pool.

D. Preventative Maintenance projects that will be/are being addressed

1. Maint of clubhouse—HVAC when needed (already in reserves budget but hasn't needed repaired yet), Dave Holmes suggested shades for front windows of clubhouse to help keep cooler—will consider options and get prices on a few different styles; wood repair as needed around back doors of clubhouse where rain comes in, floors recently steamed and cleaned (tile and carpet) downstairs, gutter maintenance needs scheduled.
2. Maint of pool  
Pressure washing club house/pool area prn
3. Maintaining walkway/bridge (staining, etc to keep wood in good shape as it will be costly to repair/replace)
4. Gazebo—roof repair, staining, screens replaced
5. Lake and Trail—vegetation cleared out early 2019 and looking good; now certain areas are on continued maintenance with Unique Environmental who maintains all neighborhood landscaping to keep trimmed back regularly.

Tree fell on Kinghorn side of lake; fill dirt has not been added at roots but is coming  
Grate installed at spillway to keep drain from clogging and to hopefully keep water training as it should; seems to be helping the drainage problems. Our lake is fed from 2 streams and the drain is truly not large enough but keeping the debris out of the drain at the spillway seems to be helping (needs cleaned off periodically) More expensive fix would be to drill a larger drain hole, but we do not need to incur that expense at this time.

May needs silt dug out again this year or next to keep sediment from filling in and making lake more shallow

Fishing not as good as it used to be but there definitely are still bass in the lake.

Bob Greene advised of concerns of areas to monitor in ravine on Kinghorn/Belgray side (across from the neighborhood access) and Laura Guilmette stated she would be happy to walk the area with him to see his concerns and the issues Unique Environmental may need to be monitoring in the neighborhood.

Mulched and added French drain to trail access on Kinghorn/Belgray side—need to make it vehicle accessible for emergencies and maintenance in future.

Need to work on maintenance of the wood bridge—keep in good shape to minimize expensive repairs as this would be expensive to replace.

3 trees removed around trail that needed to come down—many pines are prone to beetle infestations that kill the tree; our tree guy will monitor and we will have worst trees cut down and removed

Consider flat rocks in the low-lying areas of trail to keep from becoming so muddy

Consider replacement of trash cans around trail (covered? Will post “do not dispose of doggy bags/pet waste in this container”)

Rita Tafelski brought up questions of fair/equal distribution and use of funds in all areas of maintenance, not just around trail or one certain area. LONG discussion of need to keep up all amenities to avoid major expenses of upkeep/replacing or repairing damage to areas not well maintained. We will operate under the mantra “Save 1<sup>st</sup>, spend later!” Under bylaws we are absolutely required to maintain ALL amenities in subdivision, regardless of how many people use certain areas (ie, trail or tennis courts, pool, etc). Reviewed budget data again and advised that trail maintenance over past year has been accomplished very economically.

Discussion on Funds Saved by not hiring HOA management company (saving \$18,000-20,000 per year)

Will likely have the next dues increase in 2 yrs to account for inflation to maintain current status of common areas, etc. Our dues are very reasonable compared to many neighborhoods in the past.

### **New Ideas/Concerns**

Updated road signs to match mailbox and improve overall appearance of neighborhood; will be a costly project and even though it is public roads, we will be required to buy and maintain them. Board to communicate to neighbors to help research further. Cost to neighborhood will likely be \$25,000-30,000.

ACC wants all mailboxes painted **FLAT black**, not shiny black paint finish.

Addresses of Distinction can help with mailbox purchasing, replacement, or maintenance (numbers avail for about \$32 set)

Diane Holmes would like consideration of another way to store the pool furniture where it can be better maintained (shed or out-building?) or consider covered area down by the pool.

Discussion on waiving HOA dues for 6 BOD /ACC positions. Would have to change the Bylaws, will review and put to a vote in the neighborhood. Bylaws state no BOD member should be compensated for their service to the neighborhood. BOD likes this idea because they do spend hours working for this neighborhood and it may also influence other neighbors to get more involved and step up to volunteer. BOD will review bylaws and discuss further.

Waiving of fees would include Pres/VP/Sec-Treas and the 3 ACC committee people (would not include social committee—BOD advised these 6 positions are what a mgmt. company would do for our neighborhood so they felt these 6 positions would be the ones to get that benefit. Will discuss and present later to neighborhood to vote on bylaw change.

This is first time in 10 years we have no outstanding balances from prior year (2019) for HOA dues. Everyone is in 100% compliance with their payments through Dec 31<sup>st</sup>, 2019.

Corey expressed concerns about speeding in neighborhood—a neighbor was actually hit by a driver who ran off a few weeks ago. Concerned that someone is going to get seriously injured. Consideration has been given to speed bumps but other neighbors feel our property values will decrease. Jason has spoken w/ Cobb Co police in past who stated speed bumps do help; if we want County to pay we have to get on the list and will be waiting 5 + years. Otherwise we would have to pay for them.

Consideration given to Corey's concerns to request more patrols in neighborhood for speeding; more; will consider closed circuit camera to monitor entrance and exit.

Street lights—report out lights to Cobb EMC. Can go to website or call to report and they will come out in a day or two to replace. Laura Guilmette has yellow tape to mark out lights so they will know for sure which ones to replace.

Curb maintenance/catch basin—needs to be maintained (where some are cracked/collapsed) and should be county responsibility. Need to check neighborhood and report issues so that we can see if county will repair.

Damaged sidewalks are neighborhood responsibility. Will eval sidewalks to see where repairs may be needed.

### **ACC Report-Suzanne Zalar**

(Committee is Suzanne, Jason Nieves & Julie Musheno)

Recent review of design standards & yard care and made sure all are consistent. Committee will now do 2 assessment to properties each year—one April 1<sup>st</sup> and corrections will be due by May 1<sup>st</sup>, and a second on Aug 1<sup>st</sup> with corrections due by Sept 1<sup>st</sup>. Spring maintenance will

review trees & shrubs pruning, shutters, paint, fencing, overall home appearance, etc. Late summer evaluations will include grass maintenance (cutting, edging, weeding, etc) and overall home appearance, as well.

### **Social Committee—Heather Kinard (reporting for Courtney Barbitto)**

Courtney will be stepping back after years of planning all the neighborhood events. Committees will now help with each event. There will be four large events—Spring/Easter event, Summer party w/ movie night, Fall festival and Gingerbread decorating party with smaller adults-only events scattered in. Social committee is always open to ideas and extra help planning events!

### **Tennis**

Suzanne Zalar mentioned that several neighbors had brought request to her for a ball machine to be used by neighbors only. Would not be open for use outside neighborhood. Cost would be about \$700-800 possibly. Discussion re: this idea was had and it was concluded best option would be for interested neighbors to put together a proposal but that it would likely be best plan to increase dues for non-residents who play tennis in Woodbridge to cover the cost of the ball machine. Suzanne will take this idea to those interested for them to create plan/proposal.