

January 29th, 2016

Water Crest Home Owner's Association Meeting

The Water Crest HOA meeting was held on Sunday, January 24th at 3:00. The following members were in attendance:

Brian Gaulin, President

Kathy Gaulin, Secretary

Ashley Sanford, CFO

Residents/members: Eric and Tia Balam, Emerson Mungin, Beth Rice, and Ameen Saahir.

Introductions were conducted and the meeting began. There were no minutes from the last meeting.

New Business:

Financial Review: Ashley Sanford, CFO reported. A balance sheet was passed out. A discussion was held in regards to how to remind residents of dues owed and liens being placed on their homes for non-payment. There are currently 4 liens in place. The Water Crest property owners' currently owe \$10,353.00 in back dues as of December 30, 2015. It was suggested that some residents may be unaware they owe for dues and reminders should be sent out. One member stated letters have been sent in the past and the homeowners know they owe the money. Kathy reported we have no evidence of the past letters going out. There is no documentation to support that. One member suggested a small committee be formed to go out and speak to the residents that owe the money. Some members said they would be uncomfortable with a neighbor coming to their door with a reminder of money owed. It was suggested a vote be taken to decide whether residents are notified by letter or in person. A vote was taken. It was agreed that letters "friendly reminders" be sent out. The group agreed that we need a process to collect past dues. A letter will be sent and followed up by a certified letter if there is no response.

Lighting: Brian reported that he was approached by a homeowner on the north side of the circle who informed him there was inadequate street lighting on that side. Brian contacted and met with Mark Holcomb, Account Executive, and Lighting Services from Georgia Power. Mark worked up a quote that included LED lighting. The amounts were presented to the members. The LED lights would provide increased security. A discussion of break ins that have occurred in the subdivision ensued. The cost of the LED lights would increase from the current \$17.35 to \$25.00 per light. There is no installation charge to change over to the LED lights. The installation of these lights would bring our monthly bill from \$260.00 a month to \$375.00. There is a 2 year agreement. There was a question from members as to whether our bill would remain at this rate after the 2 year agreement was up. Kathy said she would look into this and get back to them. (Mark was contacted and the cost of \$375.00 monthly would be the cost indefinitely.) This upgrade of lighting will be taken up as a vote with all members in good standing.

A discussion on security ensued. Some members are concerned that the subdivision is accessible on the backside behind Water Crest Dr. (where the basketball hoops are located and backs up to Blythe Island Dr.) A member stated he would like to see a fence installed. A member stated he had suggested that in the past. A member stated if it is on his property, he should pay for it, not the homeowners association. Brian will investigate what would be involved in installing a fence and put it to the members for a vote.

Front Entrance: Beth Rice has been awarded the bid for maintenance of the front entryway. She asked if anyone would have a problem with removal of the fence across the street. The fence is on her property. She said in the past, she was asked to not remove it. All members agreed if it was on her property, she could do what she wanted with it. She stated she picks up the litter daily in the front entry and has had the front sprayed for ants. She has received a couple of bids on the front entry and will present them to the board. One member stated he could fix the front. He suggested pulling out the rotted railroad ties and adding a short brick wall. Kathy suggested he make up a proposal and submit it. The board will

review all proposals. Beth will contact Landscape companies to get a couple more proposals.

A suggestion was made to provide a small fund to Beth so she can purchase items needed for the upkeep.

One member said there was a financial committee in the past that he was a member of. He said it went by the wayside because there did not appear to be a need for it. The members agreed we should implement this committee again to avoid all members having to vote on small items.

The meeting adjourned at 5:00 p.m.