

WHOA
BOARD MEETING MINUTES

Date/Time: 7/11/2023 at 5:30 pm

Location: 218 Bobtail Run

Attendees: Gabe Lieber, Vice President
Michelle Ponsell, Treasurer
Larry Cornwell
Judy Cornwell

Absent: Teanesha King, President
Mischa Thompson
Carl Scarisbrick

Board meeting began promptly at 5:30 pm. Michelle began the meeting by going over updates from the last board meeting in June 2023.

OLD BUSINESS:

Restrooms at playgrounds:

The Board began unlocking the restrooms on the weekends from dusk to dawn on 22 Apr 2023. Starting Jun 1st, restrooms will be unlocked no later than 10:00 am each day of the week and locked no later than 8:00 pm. **Update: Due to several incidents at the restrooms, they will go back to being locked. If residents have parties etc. and need restrooms unlocked, they need to send an email to whoahouston@gmail.com prior to the event. The board members will ensure that the restrooms are locked as requested.**

Electric issues at Entrances:

The power at the arbor trips the circuit breaker every time it rains. KK – King Electric, LLC will be fixing the lighting issues at the entrance at Highway 127. If cost is minimal, Kenneth will fix at no charge to the WHOA. However, if the wire under the road must be trenched and replaced, the associated costs will need to be covered. Awaiting part to make needed repairs. **Update: No change.**

Newsletter:

Mischa provided a draft of the newsletter to all Board members. Input/suggestions were provided to him. **Update: Larry Cornwell prepared newsletter. The Board members have approved, and it will be posted to the website.**

Finance:

1. Liens: there are 10 liens outstanding from 2022.
2. Past Due Assessments for 2023: currently, we still have 40 homeowners which have not paid assessments for 2023. One more notice will be sent out requesting payment. Liens will be filed no later than June 2023. **Update: Second Past due notices have been mailed to residents with outstanding balances.**

Road Repairs:

1. Entrance of Long Leaf Trace: Conversation with Street Superintendent for City of Warner Robins was held. A new work order was submitted for road repairs; however, the city is behind on work orders. Timeframe now known yet as to when repairs can be accomplished. **Update: No change.**
2. Other road repairs: Newton Development has started to get quotes on repairing the asphalt on Southern Woods Trail. **Update: Repairs tentatively scheduled for July 11-13, 2023.**

Fencing:

Completion of fence around the detention pond off East Bob White Road. Newton Development has started to get quotes on the fence addition. **Update:** Some weed eating was completed in preparation for fencing. In doing so, it was observed that the pond bleeds over to the adjacent property, and it will be impossible to completely enclose the pond with a fence. Newton Development will enclose as much as possible. They will need to contact the nearest homeowner to get access through their property.

Entrance Lighting:

Partial outage of Woodlands Entrance sign at Long Leaf Trace was repaired. **Update:** On July 2, entrance sign went out again. The contractor was contacted and will be making necessary repairs.

NEW BUSINESS:

Sprinkler System Service/Repairs:

Requested ABE to service/repair sprinkler system along Woodlands Blvd from Hwy 127 to Grandview Ave. ABE never showed up to make the repairs. Therefore, Larry and Judy Cornwell spent many hours accomplishing necessary repairs and activating the system. The meter box and controller for the sprinkler system were located, and all repairs were completed. Many thanks to The Cornwells!

Landscaping:

1. Lots 412 and 417 Pine Trace Lane: In response to our request, Trinity Built Homes cleaned up the overgrowth on the two vacant lots.
2. Flowers at entrance: Unique Landscaping planted additional lantanas on second tier of island at Woodlands entrance at Highway 127.
3. Dead Trees: received a report of two dead trees on the green belt south and adjacent to Woodard Road running from Pine Trace Lane east. Requested Hall's Tree Service to cut down the trees. Response is pending.
4. A homeowner requested more frequent cleanups (currently May and September) behind the fence which runs adjacent to Old Perry Road just before the detention pond. The Board has requested a quote from landscaper for the work.

Talton Road Project:

The developer and Larry Cornwell met with several representatives from Houston County Right-of-Way regarding the road widening project on Talton Road. This project will require changes be made to the Woodlands entrance across from Talton Road. A meeting with the county engineer to discuss more details and address questions has been requested. A synopsis of the meeting was provided to the Board on June 20, 2023. An update was posted to the WHOA website outlining the changes to the entrance on Highway 127.

Outage of Recessed Lighting at Long Leaf Trace:

Requested DEC Electric to accomplish lighting repairs to four recessed lights contained within the brick entryway to the Woodlands entrance at Old Perry Road and Long Leaf Trace. The contractor will notify us when they are able to come out and make repairs.

Finance:

Monthly Treasurer's report is attached.

Proposed WHOA Picnic:

Planning is underway for a picnic to be held at the park on Woodlands Blvd. for homeowners, possibly in the June timeframe. The Board is looking for possible food truck vendors, activities for kids, expenses involved, etc. More details to be provided. **Update:** Fall

Festival will be held on October 7, 2023, at Woodlands Blvd. pavilion. The board has requested quotes for inflatables for the kids. Also, food trucks are being reserved for the event.

Placement of flags at entrances:

Suggestion was made by homeowners about the placement of flags at the entrances for Memorial Day and Fourth of July. The board approved the suggestion and will be purchasing the flags to be placed at the entrances.

Meeting adjourned at 6:22 pm.

WFOA
TREASURER'S REPORT
JUNE 7 – JULY 11, 2023

BEGINNING BALANCE		\$291,379.12
INCOME		\$ 4,474.23
Initiation Fees	\$3,000.00	
Assessments for New Owners	1,064.23	
2023 Annual Assessments		
Checks	410.00	
EXPENSES		\$ 19,929.74
Janitorial Services	\$ 800.00	
Electricity	382.43	
Gas, Water, Sewer, Sanitation	858.36	
City of Perry -	\$593.53	
City of Warner Robins-	\$264.83	
Landscaping	17,290.95	
Lawn Care	5,400.00	
Flowers	300.00	
Sod @ playground-	11,375.00	
Repair-Landscape Lighting-	215.95	
Accounting Services	500.00	
Admin Expenses (Webdesign)	98.00	
ENDING BALANCE		\$275,923.61

WFOA
MONEY MARKET ACCOUNT
JUNE 7 – JULY 11, 2023

BEGINNING BALANCE	\$78,005.01
Interest Income – June 2023	80.14
ENDING BALANCE	\$78,085.15