

WHOA  
BOARD MEETING MINUTES

Date/Time: 6/6/2023 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 May 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 1<sup>st</sup>, restrooms will be unlocked no later than 10:00 am each day of the week and locked no later than 8:00 pm. **Update: No change.**

**Semi-Annual meeting for homeowners:**

1. The Board has decided to hold semi-annual meetings for homeowners.
2. Michelle will check availability of the Bates Community Center for June 13, 2023, to hold the semi-annual meeting. **Update: date changed to TBD.**
3. Details will be published in the newsletter and on the website, once finalized.

**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. **Update: Awaiting part to make needed repairs.**

**Newsletter:**

Mischa provided a draft of the newsletter to all Board members. Input/suggestions were provided to him. **Update: Larry Cornwell with prepare newsletter for board members to review within the next month.**

**Landscaping:**

Gabe will check on pricing for rubber mats to be placed under the swings at the playground area. Deep ruts are developing due to rain and use. **Update: Board members determined that it was not cost effective to purchase the rubber mats due to the problems being intermittent.**

**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: Past due notices being prepared for mailing.**

## **NEW BUSINESS:**

### **Landscaping:**

1. The dead holly bush at the corner of Grand View Ave and Woodlands Blvd. will be replaced. **Update: holly bush replaced by landscaper.**
2. Proposals were received to prepare the ground and put sod at the playground on Woodlands Blvd. Unique Landscaping will be putting sod within the next 30 days. **Update: sod installation has been completed.**

### **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.
2. Other road repairs: Update from Newton Development on June 5 is that they have started to get quotes on repairing the asphalt on Southern Woods Trail.

### **Fencing:**

Completion of fence around the detention pond off East Bob White Road. Newton Development has started to get quotes on the fence addition.

### **Entrance Lighting:**

Partial outage of Woodlands Entrance sign at Long Leaf Trace has been repaired, and sign is now fully illuminated.

### **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: preparation is still underway.**

Meeting adjourned at 6:30 pm.

WHOA  
TREASURER'S REPORT  
MAY 9 – JUNE 6, 2023

BEGINNING BALANCE \$292,219.87

INCOME \$ 9,186.93

Initiation Fees	\$5,500.00
Assessments for New Owners	2,255.53
2023 Annual Assessments	
Checks	720.00
Square payments	411.40
Voided payment from Landscaping	300.00

EXPENSES \$ 10,027.68

Janitorial Services	\$ 640.00
Electricity	281.07
Gas, Water, Sewer, Sanitation	468.03
City of Perry - \$117.27	
City of Warner Robins-\$350.76	
Landscaping	
Retention Ponds	1,350.00
Monthly maintenance	5,400.00
Annuals	750.00
Accounting Services	1,000.00
Admin Expenses (Webdesign)	74.17
Miscellaneous (paint and wasp spray)	64.41

ENDING BALANCE \$291,379.12

WFOA  
MONEY MARKET ACCOUNT  
MAY 9 – JUNE 6, 2023

BEGINNING BALANCE	\$77,922.28
Interest Income – May 2023	82.73
ENDING BALANCE	\$78,005.01