

Willow Lakes HOA
Board of Directors
Annual Meeting Agenda

Meeting Location: Willow Lakes Pool
Meeting Date and Time: April 25, 2023 at 6:00 PM

- I. Call to Order
- II. President/Vice President
 - A. Opening Remarks/Introductions
- III. Update from Suzanne Cooler, County Engineer
Re:construction and road
- IV. Secretary/Treasurer
 - A. Financial Status of the HOA
- V. Limited Questions/Comments
- VI. Voting for 2 Open Spots on the Board of Directors
- VII. ADJOURNMENT

Present: Mitch Allman, Jorge Ruiz, Heather Douglas, Brittany Murphy, Alisha Wilson, County Engineer - Suzanne Cooler

- I. Meeting called to order at 6:10 PM and began recording the Zoom video.
- II. Mitch welcomed homeowners and introduced current Board Members. The meeting was called to discuss ongoing improvements, road work, and to elect two positions - President and Vice President.
- III. Jorge discusses delinquencies around the neighborhood. Notes that he has been handling the cars parking in the streets overnight. He tags the cars, takes photos of the license plate, gives 2-3 days for the car to be moved or it will be towed.
- IV. Mitch introduces Suzanne Cooler, Chatham County Engineer, on the state of the pond, construction of the main drive in Willow Lakes, as well as the upcoming work to be done on Quacco Road.
 - A. The pond: The county is waiting on a steel plate that goes in the drainage box; expected to receive steel in the next couple of weeks and work will proceed.
 - B. Road paving within Willow Lakes: Resurfacing and rebuilding bids have been advertised and expected to be in late May 2023. Work is expected to begin within the next 60 days, and we will see movement on main drive construction. County will mill and repave/resurface internal to the subdivision, then they will rebuild the entrance road from Quacco that will stretch just past the pool. There will also be the installation of a sidewalk that will be a continuation of the existing sidewalk that will go to Quacco Road, but will stop short of where the new Quacco path is coming in. It will tie in to where Quacco will be when that road work is finished. The roads within the entire neighborhood will be milled down, re-graded and new asphalt will be installed. They will be made of a concrete base, so should be more stable and better quality for longevity.
 - C. Quacco Road: Road clearing is being rebid and work should begin within the next 60 days. Then utilities have to be relocated which could take several months to

complete. Road re-widening should officially begin by early 2024. By 2025, all work should be completed. Quacco Road construction is to begin by the start of 2024, the direction the work will begin is unknown at this time and the work will stop at the bridge over I-95.

- D. Entrance Markers: Pulled entrance markers in December per request of county, but still haven't seen work completed by county and we could have kept our markers in place. Response was that the work needed to be rebid due to an unaffordable offer, work was adjusted and has been readvertised for new bids.
 - E. Drainage: The drainage down the main drive was mentioned and asked why there is now another ditch in place rather than a smooth swale which was the plan. It was suggested to be regraded before all work is marked as complete.
 - F. Medians: The medians should be left in place for now to control traffic coming through, but can discuss options. Additional traffic control can be installed if needed.
- V. Secretary/Treasurer report -
- A. Financial Status of the HOA - With the addition of a new collections company there is a \$30K surplus due to influx of collections paid and payment plans set up. Need to continue saving so we can cover unexpected costs that will come up with aged amenities.
 - B. Alisha requests involvement from the community for events for families.
 - C. Brittany comments on county noise ordinances and to be respectful of neighbors.
- VI. Questions and Comments from persons present at meeting -
- A. Mitch speaks to what we want our community to look like if we don't come together as a community and take care of it together. The community needs volunteers to keep the neighborhood flowing effectively. Our neighborhood motto should be - Love where you live. Everyone's participation is important to maintaining the value of the properties. We need people to continue to use home camera clips to help with delinquency. Neighborhood watch group for common areas like the pool, playground, etc. The problems won't go away by looking the other way.
 - B. Homeowners spoke to cars being parked in yards and streets, loud music, overgrown yards, trash being left at street and broken garage doors.
 - C. Heather showed the parking tags for overflow parking at the pool. Collections attorney for homeowners that are getting fines for not paying dues and not following covenant rules.
 - D. Homeowner shares there should be a timeline for bulk trash, the earliest you can put it out is Wed-Thurs before first Friday bulk pickup.
 - E. Mitch encouraged the present homeowners to volunteer to see more of these positive changes throughout the neighborhood. We are a team volunteering our own time and efforts, anyone can volunteer with the Board to make changes happen. We need eyes and ears all around the neighborhood.
- VII. Voting for 2 positions on the Board of Directors. 19 homeowners present to cast a vote for positions available.
- VIII. Volunteers to Board -
- A. Tanner Fudge
 - B. Lucrecia Brown

- C. Susan Burnopp
 - D. John Davis
 - E. Lucy Huggins - to welcome new homeowners
 - F. Teddy Pashikov - to top off pool water levels and water flowers at pool
- IX. ADJOURNMENT Time: 7:06 PM