

# WCHOA 2008 Annual Meeting Minutes

November 18, 2008

The meeting was called to order by President, Chris Wizner.

All Board members were introduced.

The minutes from the previous annual meeting in 2007 were read and approved as read by Secretary/Treasurer Sheryl Shields.

Financial Report was given by Secretary/Treasurer Sheryl Shields.

Current status

2007-08 Dues 88% collected- 12 homes still due. Several are in foreclosure.

The 2009 budget was presented and approved.

ACC report was presented by Bob Flood & Ken Shields. Homeowner's are reminded that any change to the landscaping or exterior of the home requires an approval from the ACC committee. Homeowner's must complete an Acc request form with required information. Submit the request to Bob Flood or Ken Shields. Homeowner should allow up to 30 days from date request is submitted to receive an approval/denial of the ACC. Most requests receive feedback much quicker. ACC request forms are available on the Warren Creek website. All homeowner's are reminded to begin early with weed treatment on lawns to help with preventive maintenance.

## Old Business:

Benches were purchased and placed on Tennis Court

Tennis Court was pressure washed

New Pool Furniture was purchased

Pool Season 2008- Very good, moderate wear and tear, minor vandalism

Sprinklers for the flower beds with individual timers have been installed in all common areas.

## New Business:

Late dues- Working on collections. Leins have been filed on all properties that still owe for 2008 dues.

2009 Dues (\$500) due on or before April 1<sup>st</sup> 2009

Pool Repairs- We will be having the pool updated for the 2009 season with Resurfacing & Modifying the main drains

Bids: \$17,629 Splash Pools (our current company)  
\$11,380+ Swim Atlanta Pool

We are continuing to seek other bids before making our final decision.

Pool Company: Continue with Splash Pools

Landscape: Continue with GreenSpace. New entrance design to save water and planting costs.

Management Company: Access Management will no longer be our management company beginning with January. We will begin using Backyard Realty as our Management company. You will be receiving a letter from them in early January with pertinent contact information.

Homeowner's are reminded to help keep the pool and tennis courts safe and clean and to follow the posted rules. Do not open the gate for anyone who does not have a key to the pool or tennis courts. Homeowner's who are not paid current with the HOA assessments are not allowed access to any of the amenities.

**Meeting was adjourned at 8:15 PM.**

**Respectfully submitted,  
Sheryl Shields  
Secretary/Treasurer**