

Weems Plantation Homeowners Association, Inc.
Board of Directors Meeting – Minutes

February 8, 2018 - 7:00 pm

Meeting called to order by Randy Pupo, President at 7:07pm

Board Members present: Randy Pupo, Julia Lunt

Board Members absent: None

Also present: Cheri Garbark & Sue Barlow, Lewis Property Management (LAPM)

Guests: Evelyn Sewell, Shirley Roberts, Virginia Stewart

1. Guest Speakers: Jeremy Anderson & Justin Givens

2. Minutes: The minutes from January 11, 2018 were reviewed; Julia moved to approve, Randy seconded. Minutes approved.

3. Modification to the Agenda: None

4. President's Message: Randy thanked Evelyn for hosting the meeting and Virginia for baking cookies as welcoming gifts.

5. Old Business:

a) Mowing in Conservation Easement: Cheri reported that the issue with the placement of items in the easement was resolved after Anderson & Givens letter to those involved.

b) Tree Maintenance Requests: –. Three (3) bids were submitted for tree maintenance requests on HOA property behind 4 homes: Fielder Tree Services, \$2,150.00, Bridges Tree Service, \$2,125.00, and AAA Tree Experts, \$2,675.00. After review, Julia moved to accept Fielder's bid since there was additional tree trimming included that was requested but not indicated on Bridges; Randy seconded the motion. All approved.

c) Century Link's settlement offer: Century Link proposed a 50% settlement offer for the damage done to the entrance columns from a truck that struck the column after catching a low hanging Century Link wire. Julia moved to accept the 50% offer and Randy seconded; all approved.

6. New Business

a) Document Revision Cost – Anderson & Givens, \$3,500. Jeremy Anderson and Justin Givens discussed the process by which the current Covenants & Restrictions could be rewritten to be more consistent with what the Association wanted to see in the documents rather than rely on the developer's documents. Randy requested a FAQ from them outlining what changes to the docs might be effected.

7. Financials: January financials were reviewed and approved. As of January 31, 2018, total checking/savings was \$61,568.54 with total liabilities & equity of \$62,400.58; income year to date was \$34,434.56 with expenses of \$5,684.69 and a net income of \$28,752.63.

8. Committee Reports:

a) *Code of Rules: None for January, 2018*

b) *Grounds Maintenance: Brian picked up*

c) *Social Events:* Easter Egg Hunt tabled as there were no volunteers.

d) *New Home Sales -* There were two (2) home sales listed on LCPA for January, 2018 with an average sales price of \$189,500 and an average price per square foot of \$140.34.

e) *Website:* Website is updated monthly with approved minutes and upcoming meetings and events.

f) *Crime Watch:* There were 11 incidents for the last 30 days.

g) *Architectural Committee-* There were no requests for January, 2018.

h) *Comments:* None

Adjournment: 8:20pm

Next Meetings: March 8, April 12, May 10, June 14, July 12, August 9, Sept 13,