

# Arbour Trace Homeowners Association Meeting

Date | time 6/5/2022 6:00 PM | Location POOL

<b>Meeting called by</b>	Claudia Espinoza	<b>Attendees</b> Community
<b>Type of meeting</b>	HOA – Spring Meeting	
<b>Facilitator</b>	Christina Mahaffey	
<b>Note taker</b>	Christina Mahaffey	
<b>Timekeeper</b>	Claudia Espinoza	

## Agenda Items

### Topic

### Presenter

#### HOA Progress In Community

Claudia E.

- 1.) Playground Pressure washing, Painting and new Toys – Community liked the Updates at the Playground and how it has been cleaned up and new toys installed.
- 2.) Pool – Chair Rebanding, New Cushions – Community liked the new cushions, umbrella covers and rebanding of the lounge chairs so that they all match now. More lounge chairs will come soon, they need to be assembled by Christina still. We spent \$1200 on the rebanding and another \$400 on Cushions and Umbrella Covers.
- 3.) Lock repair and Lock on Back Gate – We had individuals try to break into the pool this winter and they damaged the front gate/lock as well as tried to kick the door in on the bathroom. Based on the size of footprints on the door, they were younger teens or kids who were the culprits. The Lock Repair was \$400 and on the Back Gate we spent \$1700 to get a lock system like the front gate installed. We also had a new coded lock system placed on the Pump Room door - \$500.
- 4.) Toilets Replaced in Pool Bathrooms – The Women's toilet started leaking before the season started and we had to have the toilet replaced. Once the pool opened the Men's Toilet was wobbling and loose on the floor. To make sure no one hurt themselves, we had a

new toilet installed there as well. Both restrooms now have low flush water efficient toilets installed.

- 5.) Pool Service- Chattahoochee Pool – We now have a professional pool company servicing the Pool. They are less than 2 miles from us and have been excellent to work with through the past year. They have parts on hand, can fix things quickly for us and if we have an emergency, they are here quickly. It is costing us approximately \$5300 a year for them to come twice a week during the Open Months and clean the pool. They also winterize it and close it for us and then Open it back up again. This cost does not include repairs that come up. So far this year, we have had about \$2500 dollars in repairs to the pumps, pipes and pool deck area.

□ **HOA Goals – 5 to 10 year plan**

Christina M.

- 1.) Entrance Landscaping – Low Maint. – Currently have landscaper who knows plants, looking at the entrances to give me a cost to get the entrances looking similar with low maintenance plants that will do well even in drought conditions.
- 2.) Parking Lot and Driveway Repaving – In the next few years, we will need to look into getting the driveway to the pool and the playground parking lot repaved. We had a quote a few years ago and it was \$8,000.00 at that time to have it done. It hasn't been done since the subdivision was built in 1983.
- 3.) Pool Resurfacing and Tile Replacement – This is a long term goal, that really needs to get done as soon as possible. It will cost \$30K for new tiles and resurfacing of the pool. We have a Gunite pool and it isn't supposed to be painted. We didn't know this and most of the cost would be for the paint layers to be removed from the pool before resurfacing could occur.
- 4.) Gate Repair and Addition to fill in Lower Sections of Fencing – Currently getting quote to see what the cost will be to get the chicken wire removed and get the fence extended up. Also looking at fixing areas where the

fence is loose, where people are able to get into the pool by either jumping the fence or coming in via other means.

- 5.) Signs for Entrances – This has been a ongoing ASK from the community for years, we are trying to figure out how to afford these signs. We would have to do two signs, since we have two entrances and the bare bones basic sign is \$5,000.00 per sign. That would be 10K for both signs and more than we have money for at this time. We are still looking into ways to make this happen – one thought being Selling off the Additional acres of land that the HOA owns between Richland and Arbour Trace to make that happen. We have our HOA Attorney looking into this as an option.

□ **COPS Program**

Christina M.

- 1.) Do we want it or need it?- Community said, “lets give it a try and see how it goes” So we will send out a pack of information soon with a form that we will need you to fill out and send back to us so we can get a read on the interest in the community. This will happen in the next 30 days or so.

□ **Code Enforcement in Community**

Claudia E.

- 1.) Coming through community Periodically – Code Enforcement is coming through our community periodically and is checking out the subdivision. It has been Assumed that the HOA is reporting people. Claudia and I both work full time jobs, have families and are busy and neither of us are getting in our cars, driving the community, and then reporting people. Code Enforcement has officers assigned to our area and it is their job to come through and check out the community. Per our last newsletter, anyone can report via the website for code enforcement and sometimes, since Code Enforcement is in our community doing a reinspection, they document other cases/issues.

□ **Helping Seniors in Community**

Christina M.

- 1.) Lawn Mowing for Seniors In Need – We proposed to the members in attendance that

we should set aside money each year to help Seniors in our Community. Sometimes, we have elderly residents who have health issues and it is difficult for them to keep up with their properties. In a situation like this, we would like to be notified so that we can get their lawn maintained for them and take that burden off of them. If there are additional needs, please let us know but we thought we would start this program and see how it goes in our community. The members in attendance agreed this was a good idea.

□ **Sponsoring Pool Memberships for Families**

Claudia E.

1.) Pool Memberships for Families – Through the years, we have had a few members pay for a pool membership and then tell us to give it to a family that might want it but can't afford it. This year, we were able to do that and have come up with a process for it. When we had a member send us a note telling us to give it to a family, we went through our listing of current HOA Members, who had not joined the pool for the season and then reached out to them and asked if they were interested. Claudia and I had seen them around the community walking with their children and though they might enjoy using the facilities. Turns out, they were and now are able to use the pool for the season thanks to our generous donator! Each year, we will pick a different family based upon the donated memberships that we receive for the season.

□ **Nextdoor and Facebook and our Website**

Christina M.

1.) Usage – The Question was asked if everyone is looking at nextdoor and Facebook. The Consensus is that most are using at least one if not both. We were looking to eliminate one of the medias but will continue to use both.

**ADDITIONAL NOTES AND FEEDBACK FROM THE COMMUNITY.** The feedback from the community is the Claudia and Christina and doing a good job getting things cleaned up, making this better

in the community and they look forward to what else we come up with. We were asked if there is anything that can be done about the number of investment properties within the community. There are some investors that take really good care of their homes and their tenants do as well. Then there are some investors, that do the bare minimum, and are difficult to work with in this community – which leaves our residents living next to a run down home and we then have to ask the county to get involved in tracking the out of state owner down to get help cleaning the property up.

To address your concerns, Claudia and I have spoken with Lueder, Larkin and Hunter, our HOA Attorneys, and have asked them what can be done. They are currently drafting a revision to our Covenants for the community that will put a restriction on the number of Investors that can be in this community. We currently have 38 Investment properties in this community, out of 189 homes. That is a high percentage for a community of our size. In addition the restriction would require that the Investor is responsible for the maintenance of the Home and the daily maintenance of the yard – including mowing.

### **CLOSING THOUGHTS:**

We are currently looking at having a town hall meeting after the pool closes in September and by then we should have more information from Lueder, Larkin and Hunter for us all to review. Keep a eye out for the Cops information and make sure you are following us on Facebook and Nextdoor.

Thank you!

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