

The Preserve at Glen Lakes HOA Annual Meeting 2024 December 12, 2024 Minutes

Call to Order 6:01 p.m.

Introduction of the Board

Board members are elected every 3 years for a 3-year term. Can review seats annually.

85 homes in the community. 67 have to vote to amend the CCR's or Bylaws

Proposed that at the next annual meeting (12/2025) it be reviewed to rewrite the board seats terms and election cycle which would then take effect December 2026.

Neighborhood Review: Maintenance Discussion - Request that the agenda for the annual meeting be included with the email notification of date, time and location of the meeting

Muskrats are under control. There have been no new complaints.

Inquiries were made regarding the HOA fees covering - Yard maintenance via TruGreen treatment. Discussion about those who would want versus those who wouldn't. No decision to move this forward.

Pet Disposal area. Discussion about who would maintain and empty. No decision to move this forward.

Neighborhood Review: Polo Fields North - Frances provided an overview of the request from Polo Fields North for The Preserve HOA to pay them for the past 6 years for streetlights that were incorrectly billed to Polo Fields North. ¶ 1- The Preserve HOA Board researched and analyzed the bills. The Preserve HOA was formed in January 2021. A proposal was made and accepted by the board of Polo Fields North to pay from January 2021 through 2024. The bill has been corrected since that time and is now a part of The Preserve's HOA LG&E invoice. The accepted payment schedule is as follows:

\$3000.00 to be paid within 30 days of a signed agreement. (Jan. 2025)

\$1822.92 due July 31, 2025

\$1822.92 due July 31, 2026

\$1822.91 due July 31, 2027

\$8468.75 Total paid in full by 7/31/27

Neighborhood Review: Goals & Expectations for the Coming Year. It is important that the lawns throughout the community are well-maintained. To that end, the Board will be monitoring and sending reminders to residents as needed.

Ultimate goal is no surprises as there have been each of the past three years with the pond, the common area landscaping, muskrats and the streetlights.

Budget Review - The Preserve has been a neighborhood since 2014 with an HOA of \$500 annually since that time. There was a proposal and vote to raise the annual HOA dues from \$500 to \$650

annually. There are two options for payment of the increase. Pay at the time of the normal annual fee due in January 2025.- Pay the \$500 in January 2025 and the \$150 increase in July 2025.- In January 2026, the full annual payment is expected. Increase was proposed due to the unexpected expenses associated with the lights, muskrats, pond, water basin, garbage service and increasing rates on insurance and other services.

Reserve fund today = \$23,173.76 - There was a discussion and recommendation made to consider a specific reserve account for road paving due to the aging of the neighborhood streets.

There was a request to post the budget to the web page for the community.

2 Tree Situation within the Preserve - Preserve Zoning vs CCR Conflict regarding boundaries - Metro Landscape Architect - Need to get this information out to the community upon receipt - CCRs - need a transcriptionist to re-type such that when Metro Landscape Architect provides clarification, any needed updates can be made.

Resident Questions - Question asked about installing security cameras due to the expected increase in traffic due to Publix. Discussion about the cost and resources needed to install, service and monitor. No decision to move forward.

The Board asked the residents to consider and advise what they would like to see with regards to innovation, beautification, and activities. Please send feedback to Christie at cwilkinson@mulloyproperties.com.

Reminder for all residents: When hosting a gathering at your home, please advise guests to park along one side of the street.

Speed humps/bumps discussion - requires a study and a PVA assessment. No decision to move forward.

Adjourned at 7:15 p.m.