

Woodland Brook Spring Meeting Minutes

Thursday, March 20, 2025 7:00 PM

First Baptist Church Grayson – Little White House

Welcome and Introduction – David Baldwin

- We have no new residents since our fall meeting.
- Please visit our website at www.woodlandbrookgrayson.com for recent updates.

Review of Fall 2024 Meeting minutes – David Baldwin

Committee Reports

Swimming Pool – Bethany Kiesshauer

- We did not have any issues with freezing pipes this year.
- Thank you to the users of the tennis courts for keeping the bathroom doors closed.
- We are aware of the toilet in the women's restroom that needs to be repaired. This will be addressed before the pool opens in May.
- Please remember to clean up after yourselves when using the pool. Don't forget to lower the umbrellas!
- The pool party fee will continue to be \$40. We cannot schedule parties on holiday weekends. We encourage that you schedule parties after 4:00 pm. Remember, the pool is NOT closed to other residents during your party.
- The pool will be opening on Saturday, May 17. Hours will be from 9AM to 9PM. If you need a key fob, please contact Chris Mavroudis.
- Per David, we have signed a new contract with PMI for 2025-2027. They have made some much needed repairs and performed winter maintenance.

Architectural Control – Chris Mavroudis

- Please be sure to submit Property Modification Requests for major changes to your property, including removal of trees. You can find this form at the Woodland Brook website.
- Spring is here so please keep your yard looking good.

Building and Grounds – Cynthia Sullivan

- The light at the front entrance has been fixed. We had a delay waiting on Georgia Power.

- New pine straw and deer resistant flowers for the common areas are coming soon.
- We installed a new door on the pool shed because it was blowing open.
- Mulch has been purchased and needs to be spread at the playground.

Social – Jorge Rodriguez

- New Social Committee announced at Fall Meeting - Rutuja Patel and Veronica Jackson. Jorge will be the lead. He is trying to set up a meeting. The budget for 2025 is \$2500. The committee is authorized to spend these funds as they deem appropriate. Per the bylaws, no alcohol will be purchased by the HOA.
- Please submit ideas for community events to any member of the social committee.

Tennis – David Baldwin

- The first ALTA team event will be Sat, 03/22. The season runs for 7 weeks.
- You can view court availability and reserve court time on the sign up sheet in the green box near the pool.
- Repairs to be made include replacing a light that is out and replacing trash cans.

Finance and Budget – Jorge Rodriguez

- Jorge reviewed the current budget and 2025 year-to-date activity. We have had good cooperation from homeowners paying their assessments. Please see the attached finance report.

Rules and By Laws – David Baldwin

- No changes proposed in the By Laws
- We had an issue with a fire burning out of control in a neighbor's backyard. Please be sure to check the Gwinnett County website before you burn. Most days are designated "no-burn" days due to excessive dryness and wind. We strongly discourage burning lawns to remove thatch. It can be risky, potentially causing damage to the lawn and posing fire hazards.

Capital Projects – David Baldwin/Cynthia Sullivan

- We will need to replace the pool covering before the fall. Cost will be approximately \$10,000
- We need to put a new coating on the pool deck. Cost will be approximately \$4,000
- A big thank you to Cynthia Sullivan for presenting plans for major improvements in the playground area. She is extremely qualified to make this project happen. There seemed to be unanimous approval from the meeting attendees to move forward

with this plan. It could take several years. Please see attachment for the scope of work.

Committee Volunteers – David Baldwin

Committee membership:

Architectural Control – Chris Mavroudis

Building and Grounds – Cynthia Sullivan

Finance and Budget – Jorge Rodriguez

Audit – we need 3 volunteers to review the HOA finances prior to the October meeting

Rules and By-Laws – David Baldwin

Social – Jorge Rodriguez, Rutuja Patel, and Veronica Jackson

Swimming Pool – Bethany Kiesshauer

Tennis – Frank Umberger

If you are interested in helping with any of these committees, please contact the HOA Board or the head of the committee.

New Business

- One of our residents, Debbie Gouldstone, is going to apply for an \$8,000 grant to help with the costs of the playground improvements. This grant is related to skin cancer prevention awareness. One of the requirements for the application is a letter from a dermatologist. If anyone knows a dermatologist that would be willing to assist, please contact the BOD.
- A resident at the meeting requested that the Board consider offering a college scholarship to one of our residents to be sponsored by Woodland Brook HOA. There would be an application process. The Board will discuss this at their April meeting.