

Waters Edge Homeowners Association Annual Meeting

2024 Meeting Report
August 31, 2024 @ 9 a.m.

Meeting and Report details

There were 27 attendees representing 17 properties in Waters Edge.

Due to the large number of details presented at the meeting, the Board is trying this different, narrative-based format for the meeting report, as opposed to the traditional "summary" format. Feedback is welcome.

Names and financial details have been omitted in this published report, but are available on request.

Welcome

- On behalf of the Board, the President welcomed all Water's Edge residents and called the Waters Edge Homeowners Association (WEHA) meeting to order at approximately 9:00 AM.
- He announced the audio of meeting would be recorded for accurate meeting notes, and would not be used for any other purpose.
- He noted that there was a good crowd and reviewed the purpose of the meeting: primarily informational, and an opportunity to visit with neighbors, and hear any items of interest.
- He also proposed that, since no significant changes were expected, no quorum was required.

Review of 2023 Meeting Report

The President noted that the 2023 minutes have been available for review on the Water's Edge web site since the previous meeting. He then summarized the minutes of the 2023 annual meeting. Key elements included the following:

- there were 37 residents present;
- a reminder that the main function of the Board is to provide helpful information to residents and external entities (e.g., real estate closing letters, city information relevant to the residents, lake-related information from the US Corp of Engineers, and others) concerning Water's Edge community;
- Additional functions include performing financial duties (HOA annual dues, payments for contractor services and utilities);
- there was a discussion of issues related to the David Weekley Homes proposal; and
- the current Board members were elected as officers for the 2023-2024 board year.

The 2023 Meeting Report was accepted with no objections.

Budget / Financial Report

The President explained that the officer roles over the last year had been flexible, with each officer helping as needed. He noted that the role of Secretary-Treasurer is challenging one to hand off from year-to-year, as evidenced by past history which is why he continued to perform most of the Secretary-Treasurer functions while keeping the other Board members engaged in key decisions. He noted that, "we managed to get the bills paid."

- The President started the financial review by explaining that the starting amount in the account was due to a situation several years ago where there was concern that a resident who was violating covenants might attempt to file a lawsuit against the board. It makes sense at that time to have a cushion in case of unanticipated need.
- The dues are primarily used for landscaping maintenance, and associated electrical and water utilities associated with the entrance landscaping.
- There also small office expenses for stamps, envelopes, paper, printing, and the rental of a post office box.

Updates

- The Vice-President described some of the landscaping activity performed relative to the entrance, including removal of trees damaged by recent storms, and an initial meeting with the landscape maintenance company regarding the dying cedars and pines behind the sign. The company tendered a proposal to remove the diseased trees and stumps, and replant the area. The amount of the proposal seemed high. Considerable discussion covered multiple areas:
 - considering less expensive options and getting additional quotes;
 - determining the location of the property line, and thus the responsibility for the work;
 - the formation of an informal committee to assist in the project.
- Regarding selection of officers, when told that the current officers were willing to serve again for the next year, attendees moved, seconded, and approved the officers.
- The President reminded attendees of the At-Large position, which allows residents to learn more about board activities, and provide informal input. Anyone interested in serving in an At-Large position should contact a current officer.

Open Discussion

Nearby real estate activities

Weekley

A resident reminded the attendees that the active participation and work of multiple neighborhood groups and individuals resulted in significant positive changes to the original ambitious housing plan.

- The number of units was reduced from 591 to 425 to 229 to the final number of 220.
- The units were reduced to single-family, single-story design.
- Restrictive covenants significantly limit the use of the homes beyond a normal, single-family dwelling.
- There may be some rock blasting required to install the appropriate sewer system, but neighboring communities [including Water's Edge] will be notified in advance.
- Initial work will consist of road-clearing, and the building of a welcome center, and two model homes near the entrance.
- The main building project is planned to start next year.
- The entrance to the community will be across McEver from the storage facility entrance, and a crossover opening in the center divider is planned, but no traffic light has been approved for that intersection.
- The Water's Edge entrance will not be directly affected by the road design.

The owners of the drug manufacturing plant will receive \$8.1 million at the end of September as a result of the deal.

Lost River Resort

As a result of the effectiveness of the Weekley efforts, the "CWEPR" group of community participants (including residents of Cresswind, Water's Edge, and Pemmican Run) have been asked to weigh in on this proposal, which will primarily affect Cresswind residents, but also lake users from all three communities.

Capstone Properties, who built the new Marriott in Gainesville, has an option to buy a 40-acre tract located on Lake Lanier, off Browns Bridge Road via Ivey Road, to the right through a portion of Cresswind. The property is currently zoned for 500+ apartments, and has a pre-approved permit for a 50-slip dock on the lake.

Their proposal is not to build apartments, but a "luxury" hotel, a dozen or so "luxury" homes and duplexes, and a high-end steak house, which they feel will fill an opportunity gap on Lake Lanier.

The project is very early in the process. Current plans call for a traffic study and negotiations with Cresswind for a traffic light at Ivey.

Waters Edge communication

The board reminded attendees to sign the attendance sheets, to sign up for our Mail Chimp list if they have not already done so using this link (<http://eepurl.com/cYIAsP>), and to use the web page (which is a little behind but should be up to date by the time you read this) - <http://wehaga.com>.

Docks in poor repair

Several docks located under the power lines appear to be in poor repair. Oversight for docks is the responsibility of the Corps of Engineers. The HOA board may contact the Corps regarding this matter.

Charging for closing information

An attendee noted that some homeowner associations charge a fee for providing HOA information when a property is sold. This could provide a small source of revenue.

The President said that this function is not particularly time consuming. A more time-consuming task is reviewing and formally approving requests by residents for fences, pools, and other visible changes.

The HOA board appreciates the suggestion, and will consider these situations and determine a reasonable path forward.

Entrance Gate

A new resident asked about erecting a gate at the entrance to increase security.

Based on previous research, an attendee explained to the group that the changes required to install a gate would make roadway maintenance the responsibility of the residents, as opposed to the current situation, where road maintenance, road sweeping, garbage pickup, and lighting maintenance are handled by the City of Gainesville.

Other attendees noted that the community has a very low crime rate, due in part to the single point of entrance/exit. There have been a few notable exceptions over the years, but very few.

Street Parking and Other Road Issues

A resident asked whether parking on the street is allowed, and the answer is, yes, the city of Gainesville traffic rules allow parking on the street.

There was a discussion about a particular situation, and the property owner acknowledged the issue, and noted that they are working on a possible solution.

There was another discussion about a dog washing business that parks on the street while washing residents dogs. Opinions were generally divided between residents who thought it was an unsafe situation, and residents whose dogs appreciate the convenience. There were no recommended actions proposed.

One resident notes that dumpsters (e.g., for construction) are subject to city regulations, and are not allowed to block a lane without a city permit.

Dues

The subject of Dues was raised, and the Board responded that the dues would remain the same for 2025, and invoices would be mailed out "soon."

Traffic and Speed Reduction

The desire to reduce the speed of vehicles in the neighborhood is a regular topic of discussion. The Board acknowledged that, following last year's meeting, they had intended to do some research into options, but had failed to do so.

Once again, the Board plans to research the suggested options, including speed tables, additional signage including reference to children at play, residents pet-walking and "street-walking" (to much laughter).

Meeting Ending

The meeting concluded at 10:09 AM.