

# Waters Edge Homeowners Association Annual Meeting

2025 Meeting Report Overview

September 20, 2025 @ 9 a.m.

## Meeting and Report details

There were 28 attendees representing 19 properties in Waters Edge.

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 2024 Meeting Report

The President noted that the 2024 minutes have been available for review on the Water's Edge web site since the previous meeting.

The Secretary-Treasurer summarized the minutes of the 2024 annual meeting. Key elements included the following:

- there were 27 residents present, representing 17 properties;
- a reminder that the main function of the Board is to provide helpful information to residents and external entities concerning the Waters Edge community;
- Additional functions include performing financial duties (HOA annual dues, payments for contractor services and utilities);
- the report noted landscaping work performed to remove dead trees;
- no other significant expenditures noted, and dues to remain the same for 2025;
- other topics addressed in the previous year's annual meeting included an update on the Weekley Homes development adjacent to Waters Edge, other real estate topics including a luxury hotel proposal which was still in its early stages, traffic calming, and other topics listed in the report;
- the current Board members were elected as officers for the 2023-2024 board year.

The 2024 Meeting Report was accepted with no objections. (The 2024 report is available at <https://wehaga.com/annual-meeting-report-2024.pdf>.)

## Landscaping Update

The Vice President recounted actions taken in support of the landscaping at the entrance, including a change of landscaping company based on several recommendations received throughout the past year.

The Vice President also reminded attendees that some of the trees at the entrance still need to be removed within the next few years, and should be replaced with appropriate vegetation.

The landscaping irrigation system at the entrance will eventually require repair and maintenance. The Vice President and the landscaping company will monitor the status and make an appropriate recommendation.

During the Landscaping Update, a resident reported a flickering street light on Water's Edge. The President explained that flickering lights can be reported to Georgia Power. (The link for reporting outages is <https://www.georgiapower.com/about/grid-reliability/outage-information/report-street-light-outage.html>.)

Following the meeting, the President reported the streetlight issue on Water's Edge Drive, and it appears to have been repaired as of this writing.)

A request for help with seasonal decorations was mentioned, and was covered in Other Business near the end of the meeting.

## **Financial Report, Dues Discussion, and Recommendations**

The President reminded attendees that the officer roles over the few years have 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 has continued to perform most of the Secretary-Treasurer functions while keeping the other Board members engaged in key decisions.

- The President reminded attendees that the starting amount in the account was in response to a situation several years ago where there was concern that a potential lawsuit might be filed 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.

Included in the financial report was the potential future cost of removing existing trees at the entrance, and replacing them with appropriate vegetation.

The President initially suggested that annual dues, including the on-time discount, remain the same as they were last year. Several attendees noted that the dues are relatively modest; in the opinion of the attendees, we are not at the "ouch" point yet. During the discussion, several attendees suggested that the dues should be raised enough to cover the future cost of tree removal at the entrance, based on the previously received proposal. There was a brief discussion about whether to retain the discount, and the President noted that the discount encourages prompt payment. There was additional discussion about the cost and wisdom of the existing tree removal proposal. Residents also suggested that the additional income received from this dues increase be tracked in a fund separate from the normal operating fund. After additional discussion, the attendees and officers agreed to

- increase the annual dues, with the on-time discount amount remaining the same;
- track the additional income from the the increased amount in a separate account;
- establish a committee to look at the current landscaping and tree-removal proposal and explore our options.

The attendees moved, seconded, and approved the above recommendations without objection.

Other tree-removal options were discussed, including neighborhood participation, but the board expressed a general preference to have the work done by a professional contractor.

One attendee noted that the potential impact of winter weather on trees falling at our single entrance point is a concern. The Vice President indicated that there were not any obvious concerns at present, but the issue was noted, and the board will keep an eye on the situation.

The updated amounts and payment details will be reflected in the invoices, which will be mailed to property owners by the Board following the publication of these meeting notes.

## **Discussion, selection, and approval of Board Members**

After reminding attendees how the Board had operated on a flexible basis this year, the current President proposed that current Secretary-Treasurer move to the role of President for the coming year, with the current Vice President remaining in that role.

In line with this proposal, the current President will move to the position of Secretary-Treasurer. In support of that move, the Board plans to migrate the operation of the bookkeeping software from its historical single-computer location to a cloud-based operation. This will allow board members to share the responsibility of answering questions and reviewing expenditures.

In addition to this change, the Board plans to explore the feasibility and cost of hiring an accounting or bookkeeping service to perform the financial record-keeping functions necessary for HOA operation. This idea is in the very early stages. The residents will be kept informed as useful information is obtained, but no decisions will be made without HOA involvement.

One attendee noted that the bookkeeping software used by the HOA for financial tracking has an Artificial Intelligence (AI)-based automation package that might simplify accounting and reporting. The President expressed skepticism about AI in general, but agreed to explore the option as time permits.

## **Other Business**

- The President expressed gratitude to several residents who do extra work to keep the entrance area and neighborhood looking neat and well-decorated, especially during seasonal and holiday changes.
- Related to front entrance decor, there was a request that mounting hooks be installed on the back side of the entrance sign to facilitate the installation of seasonal items. The Vice President will follow up.
- A request was made that a summary financial report be provided to the HOA meeting attendees.
- Neighborhood safety is always a concern, since our neighborhood has curves, hills, and relatively narrow streets. There was a discussion on possible methods to reduce the speed of vehicles entering the neighborhood. A variety of suggestions were made, such as speed bumps, and restricting on-street parking, but because the streets belong to the City of Gainesville rather than to the HOA, our options are limited. The board made two specific suggestions:
  - residents should try to remind their visitors and any delivery or service personnel to drive slowly and carefully in the neighborhood; (the board realizes this is not an optimal solution, but it is at least something that each of us can do), and
  - the Board will try once again to have the City reduce the speed limit in the neighborhood from 30 MPH to 25 MPH. (This has been on our list for several years, but has not been successfully followed up. The Board will try again.)
- The President asked attendees about the usefulness of the current web page and the MailChimp mailing service. There was general support for both. The use of FaceBook was proposed as a service, but that proposal had limited support. Suggestions from residents are always welcome.
- The President reminded residents and owners of the City of Gainesville regulations that require yards to be trimmed and neat, and grass cut to a height of less than 8 inches.
- A resident expressed concern about the 4-story building proposed for the adjoining chemical plant, and asked whether there is anything they can do about it.
- Six residents expressed an interest in serving on a proposed Landscaping Committee. The Vice President will follow up with those residents.
- Two residents expressed an interest in serving as At-Large members of the HOA board. This position allows residents to participate in Board communications and meetings to become familiar with Board procedures and actions.

## **Adjourn**

The meeting was adjourned at 10:12 AM.