

Meeting Minutes: Renaissance Lakes HOA

Date: March 10, 2026

Summary

The meeting addressed ongoing neighborhood improvements, budget concerns, and strategic initiatives for the year. Key discussions centered around the successful reopening of the pool, the installation of new neighborhood signage, and long-term planning for erosion control and infrastructure upgrades. Significant budgetary considerations included tree service costs and pool house electrical panel replacements. The board motioned to approve the 2026 budget, which passed by unanimous consent. Tree service for the pool house and tennis court area has been successfully completed, and the trees have been removed.

Key Decisions

- **Digital Platform:** Create a digital platform (website) for neighborhood information, communication, and document storage.
- **Website Agreement:** A motion was approved to waive Julian Timis's 2026 HOA annual fee in exchange for creating and managing the Renaissance Lakes website.
- **Budget Approval:** The 2026 budget was formally approved by unanimous consent.
- **Erosion Control:** Explore potential involvement of the county in addressing erosion issues by the pool and tennis court.
- **Committee Formation:** A motion was approved to create a "Management Company investigation committee" to research the benefits or deficits of hiring a management firm.
- **Policies:** The board discussed policies regarding solar panel installations and EV charging.
- **Collection Policy:** Updating the collection policy to utilize Magistrate Court for delinquent accounts exceeding \$1,000-\$1,500.

Action Items

Owner	Task	Due
Julian Timis	Create and manage neighborhood website (2026 fee waived)	Ongoing
Board	Contact Bank of America regarding online payment options	Ongoing
Board	Investigate county involvement for erosion control	Ongoing
Board	Obtain quotes for tree service	COMPLETED
Management Company investigation committee	Research and evaluate potential management companies	Ongoing
Board	Review and update collection policy to utilize Magistrate Court	Ongoing

Discussion Highlights

- The meeting focused heavily on neighborhood improvement projects, particularly the pool reopening and erosion issues.
- 2027 Dues Cap: Much discussion was held on whether to cap the dues at \$600 in 2027. After several amendments, the motion died; the community will decide on dues caps at each annual meeting.
- Management: The board debated the merits of hiring a management company to oversee architectural compliance, leading to the formation of the Management Company investigation committee (Members: Lord Watkins, Sam Pellom, Cassandra Pickett, Rosalyn Edwards, Shay Conyers).
- Communication: A significant discussion centered on creating a digital platform to improve communication and streamline payments.
- Legal & Financial: Exploration of the Georgia Property Owners Association Act and establishing policies for solar panels and EV charging.