

Meeting Minutes: Renaissance Lakes HOA

Date: February 24, 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, pool house electrical panel replacements, and the potential for a management company to oversee architectural compliance. The board discussed adopting new policies concerning solar panel installations and EV charging, aiming to secure the neighborhood's financial stability and ensure compliance with homeowner covenants. A key decision was made to move forward with a digital platform for the neighborhood, including a secure online payment system and a digital archive of important documents. The next meeting is scheduled for March 10th at 7:00 PM as the quorum was not reached for budget approval.

Key Decisions

- Create a digital platform (website) for neighborhood information, communication and document storage.
- Explore potential involvement of the county in addressing erosion issues by the pool and tennis court.
- Obtain additional quotes for tree service, specifically for two trees that can affect the pool house drain and another tree that can affect the tennis court.
- Exploration of a management company to oversee architectural compliance and enforce covenant adherence.
- Adopting new policy regarding solar panels and EV charging.
- Updating the collection policy to utilize Magistrate Court for delinquent accounts exceeding \$1000-\$1500.
- Scheduled the next HOA meeting for March 10th at 7:00 PM at the Pool.

Action Items

Owner	Task	Due
Julian Timis	Create and manage the neighborhood website	Ongoing
Julian Timis	Send out a notice regarding door-to-door neighborhood contact information gathering	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	Ongoing
Board	Research and evaluate potential management companies	Ongoing
Board	Review and update covenants regarding solar panels and EV charging	Ongoing
Board	Review and update collection policy to utilize Magistrate Court	Ongoing

Discussion Highlights

The meeting focused heavily on neighborhood improvement projects, particularly the successful reopening of the pool and addressing ongoing erosion issues. Key topics included the cost of tree service, electrical panel upgrades (specifically for the pool house and pond aerator), and the potential for county assistance with the erosion control project. The board debated the merits of hiring a management company to oversee architectural compliance, acknowledging the associated cost increase. A significant discussion centered on creating a digital platform for the neighborhood, aiming to improve communication, streamline payment processes, and ensure compliance with covenants. There was a detailed exploration of the Georgia Property Owners Association Act and its implications for securing neighborhood assets. The meeting also touched on establishing clear policies regarding solar panels and electric vehicle charging, addressing potential concerns about property values and neighborhood aesthetics. Finally, the Board discussed the updated collection policy to efficiently address delinquent accounts and ensure financial stability.