



## GCHA AGM Meeting

Sunday, November 10, 2024, 4:00 PM  
6939 Gaines Ridge Road

President, Mark Westguard, called the meeting to order. Attendance quorum met.  
Meeting agenda, 2024 Treasurer's Report and 2024 YTD financial report distributed.  
The minutes from the last Annual General Meeting 2023 were approved.

Financials – monthly expenses, annual income and 2024 projected ending balance of \$7032. Anticipated 2025 ending balance (\$13,201).

- 2025 annual dues increase from \$350 to \$375

### Front Entrance –

- planned overhaul Spring 2025 coordinated by Brenda Willis (consult with Missy Upchurch, Chattahoochee Gardens)
- Mark Westguard has been maintaining sprinkler system
- CCTV system requires update/overhaul in 2025

Holiday Social – Friday, December 6, home of Sheryl Rice

Thank you Lisa Galbraith for coordinating food truck.



## GCHA Board Meeting

Tuesday, July 11, 2023, 6:00 PM  
6939 Gaines Ridge Road

Present: Mark Westguard, Lisa Galbraith, Eileen Barrs, Nandini Patel, Clare Steinbook

Financials – Lisa gave dues update

Front Entrance Update

- Sprinklers
- CCTV

Covenant violations – repeat offenders 6800 Gaines Creek Rd and 6906 Gaines Creek Ct



## GCHA AGM Meeting

Wednesday, September 20, 2023, 5:30 PM  
6939 Gaines Ridge Road

President, Mark Westguard, called the meeting to order. Attendance quorum met.  
Meeting agenda, 2023 Treasurer's Report and 2023 YTD financial report distributed.  
The minutes from the last Annual General Meeting 2022 were approved.

Front Entrance Update

Dues for 2024 will remain at \$350

Holiday Social – Friday, December 15, thank you Sheryl Rice for hosting.

Thank you Lisa Galbraith for coordinating Tuesday Taco food truck.



## Annual Gaines Creek HOA meeting

Friday, June 17, 2022  
6939 Gaines Ridge Road

President, Mark Westguard, called the meeting to order at 6:10 PM. Attendance quorum met.

Meeting agenda, 2021 Treasurer's Report and 2022 YTD financial report distributed.

The minutes from the last Annual General Meeting 2020 were approved.

Mark Westguard gave the financial report for Brenda Napier. Cash balance is \$13,034.40. Received dues as of June 17 are \$9,800.00. One (1) household has outstanding dues of \$350++. Thank you to all homeowners who consistently pay on time.

Recognition and appreciation of last year's officers:

- Mark Westguard – President
- Brenda Napier – Treasurer
- Clare Steinbook – Secretary
- Eileen Barrs – Member at Large
- Carrie Cowley – Member at Large

Resignations:

- Brenda Napier – Treasurer
- Carrie Cowley – Member at Large

Proposals for new officers:

- Lisa Galbraith – Treasurer
- Stephanie Privette – Member at Large

Welcome new neighbors!

- Kimble & Matthew Keller (6900 Gaines Ridge Rd.)
- Sarah Ann & Benjamin Knepper (6916 Gaines Ridge Rd.)
- Stephanie & Bill Privette (6924 Gaines Creek Rd.) moving in this Fall

Agenda Items:

- Entrance – Eileen Barrs oversaw dead tree removal, general clean-up of area, lifting of tree canopy, spring floral planting and pine straw.
- Mark sent letter to Tommy Claridy at Spring Harbor in early May to maintain cul-de-sac and will send follow-up to lay fresh pine straw.



- Architectural Review Committee (ARC) has been reinstated. In addition to overseeing covenant and handbook violations, primary objective of the ARC will be to evaluate and realign the covenants away from a builder's new construction perspective and more towards retaining property value. Thank you to volunteer Committee members:

Brenda Willis – Chair  
John Hardy  
Nandini Patel  
Monte Galbraith

- Repainting mailboxes – residents may repaint their own box and pole in Flat Matte Black (no semi or high gloss). If house numbers need touching up, paint must be exact color and finish match to existing. Please contact Lisa Galbraith or Mark Westguard with questions or additional instructions.

Those in attendance were:

*Eileen & WJ Barrs, Cindy & Bill Evans, Heather Forrest, Lisa & Monte Galbraith, Sarah Ann & Benjamin Knepper, Kayron & John Laska, Brenda Napier, Kamlesh & Nandini Patel, Stephanie & Bill Privette, Ensley Russell, Charlene & Charlie Speakman, Clare & Mike Steinbook, Casey & Mark Westguard,, Brenda & Robert Willis, Faye Woodruff*

Mark adjourned the meeting at 7:10 PM.

Respectfully Submitted by

Clare Steinbook