

Willow Creek Swim and Tennis Association Board Meeting Minutes

Date: August 18, 2025 **Time:** 7:00 PM **Location:** Willow Creek Community

Attendees: AJ Bloomquist, Jessica Clare, Michele Floyd, Kelsey Geist, Roger Heil, John McGee, Jennifer Miller, Glenn Paige, Kori Wardlow, Terri Wigley

The meeting was called to order at 7:01 PM, with a quorum present.

Approval of Previous Minutes

July minutes were reviewed and Roger asked for any corrections or objections. The financial report was amended to reflect accurate membership numbers. Glenn made a motion to accept the amended minutes, seconded by Jessica and approved.

Roger's Message to the Membership

Roger's message on the Reserve Initiative was uploaded to the WCSTA website, and a post was made on the Willow Creek | Marietta/Woodstock, GA Facebook page directing followers to the website.

The message addressed questions and concerns that were shared by the membership regarding the Reserve Initiative Vote.

Motion to Approve: Resolution Regarding Interpretation of Paragraph 5(a)(i) of Protective Covenants

On August 18, 2025, The Board of Directors voted in favor of a resolution to clarify the meaning of the referenced paragraph to state that a **Charter** Club Member who elects to convert to Civic Membership shall remain a Civic Member until further action of said Member to revert to Club Membership. If the Charter Club Member having converted to Civic Membership chooses to revert back to Club Membership, said Member shall remain a Club Member. (**Charter Club Member** refers to a member who joined as a Club Member in 2002 when the Willow Creek Swim & Racquet Club became the Willow Creek Swim & Tennis Association.)

Motion to Approve: Amendment to the Amended and Restated Bylaws

The Board of Directors voted to amend the Restated Bylaws to change the month of the required annual meeting for members of the Association from April to November.

Non-Meeting Actions

There were none this month.

Finance Report

Financial standings as of July 31, 2025:

- **Checking Account:** \$139,881.04
- **Money Market (Reserves):** \$77,006.91
- **Venmo Report:**(Petty Cash)\$510.00
- **In Collections:** **\$ 6,943.49** **3 Members**
- **Past Due:** **\$ 8,781.06** **15 Members**
- **Membership**

Club	311
Civic	43
Non-Member	65
TOTAL	410

Monthly Operations Reports - Communications

- Beta testing redesigned website with members of the communities.
- Working with current Facebook Admins to minimize board involvement and include a mix of current residents to moderate the page.

Pools

Hourly Headcount Logs are ongoing and final summer summary has been requested from the pool management company for both Overlook and Creekside.

Creekside metal chairs and tables will be prepped and painted during the off season to prepare for May 2026 opening. Exploring options for the reconditioning/replacement of lounge chairs at Creekside for the 2026 Season.

Security Cameras – Initial installation of the new cameras is complete. Locations of the additional cameras are being discussed. Once finalized, we will complete the installation.

Request has been made of a realtor who recently listed a home in WC for the rights to use pool photos of Overlook on the website.

Old Business

Creekside Flooding Cobb Stormwater Dept has set catch and release traps and has successfully relocated at least one beaver. After a period of monitoring for additional beavers, the dam will be dismantled. It is expected that this will help solve the problem of flooding in the Creekside parking lot area.

Social Media Update Facebook Page has been updated to Willow Creek | Marietta/Woodstock, GA to place focus as a neighborhood forum. The WCSTA Board will use the WCSTA website and the Tolley portal as the primary communication voice of the Association business matters. The WCSTA will investigate adding a business Facebook Page in the future

Reserve Communication Plan –

4 Weekly Virtual Town Halls have been scheduled

- 8/20/25 – The Reserve Study
- 8/27/25 – Options for Funding
- 9/3/25 – Operational Budget
- 9/10/25 – Membership & Association Documents

New Business

Creekside Pool Replastering is needed before next season as spots of concrete are now exposed and contributing to water seepage. Pool Directors are obtaining quotes.

2026 Pool Contract – the RFP process is complete, and negotiations are in progress with the top two companies. A decision is expected within the month.

Grounds Contract Update – RFPs are being sent to three vendors. Grounds Director is scheduling tree trimming and some landscaping work during the dormant winter months.

Architectural Controls – need to determine what the membership wants. Enforcement has been inconsistent. Covenants may be outdated and need to be carefully reviewed.

Adjournment

The next board meeting is scheduled for **Monday, September 15, 2025, at 7:00 PM**

The meeting was adjourned at 9:02 PM.

ACTION ITEMS – August 18, 2025

AJ & Terri

- Post Pending & Approved Minutes to Website
- Begin working with Tolley on posting all documents that are “members only” and removing them from the WCSTA public site.

John

- Review Pool Management proposals with Pool Directors to determine the best option for next year and present it to the Board for approval.
- **Work with Terri & Glenn on** historical document organization and cloud storage planning.

Joanne

- Follow up on delinquent accounts

Glenn

- Rubes Creek follow up with the Cobb County Wastewater Dept.
- Assist with historical document organization and cloud storage planning with **Terri and John**

Roger.

- Prepare agendas and materials for weekly Virtual Town Halls

Jessica & Kori

- Obtain quotes for replastering the pools
- Schedule Skimmer Leak detection analysis for Creekside Pool. Then bid skimmer leak repairs during winter season
- Bid on Creekside fence painting
- Meet with Fence company to provide advise on Creekside fence viability
- Prepare for Furniture refurbishment/replacement for 2026 season.

Lauren

- Work with Jessica and Kori on rolling out Pickleball to the community
- Review needs of Tennis Court in preparation for fall season

ALL

- Review Tolley offerings and make suggestions for tasks Tolley can take on to improve the efficiency of WCSTA
- Review and Understand Reserve Fund Study to be able to answer questions and discuss with neighbors,