

## MARTINS FARM BOARD MEETING MINUTES

November 18, 2006

**Board members present:** Jim Black, John Pendleton, Lisa Seaton and Carolyn Narreau.

**Residents present:** Kent Scott, In Seang Kim, Brian Mulvihill, Randy Marko, Stacy Evertz, Jolynn Henry, Chris Harton, and Paul Cherry.

**October Meeting Minutes:** Minutes from the October 28, 2006, meeting were approved.

**Financial Report:** We have received dues from 127 out of 128 homes. Postage for the election forms cost \$99, which doesn't include envelopes and copies, with only 8 forms returned. Next year we will send out the info via email to save postage.

The water costs were higher this year due to a backwash valve malfunction at the pool. The valve was repaired at no cost. The window repair and replacement in the clubhouse cost \$2295. Projected end of year balance should be approximately \$3800.

**2007 Budget:** Reviewed the proposed 2007 budget (attached). John Pendleton made a motion to accept the budget as presented; Lisa Seaton seconded. The budget was passed by a vote of 4-0.

**Mailboxes:** The ARC has decided to approve both the current mailboxes and the new black style. Any other option must have prior approval. Jim Black installed the first mailbox at his home located at 610 Golden Meadows Lane and donated \$260 of his money to the HOA.

Kent Scott, ARC Chairman, will prepare a flyer with the information to be distributed to the neighborhood.

**Holiday Party:** Party will be held on Saturday, December 9, 6:30 to 8:30 pm at the clubhouse. Debbie Jewell is in charge.

**Elections:** Nomination forms were mailed out along with self addressed stamped envelopes. Out of the 128 sent out, only 8 were returned, and only 4 people accepted nominations. Therefore no election will be held this year. The Board for 2007 will be: Jim Black, President; Jolynn Henry, Vice President; Lisa Seaton, Treasurer, and Carolyn Narreau, Secretary.

The meeting adjourned at 9:50 am. The next meeting is scheduled for Saturday, December 16, 9 am at the clubhouse.

**Your Board Members,**

Jim Black, President, 770-614-6935, [mjblack@charter.net](mailto:mjblack@charter.net)

John Pendleton, Vice Pres, 770/614-5563; [volman1975@aol.com](mailto:volman1975@aol.com)

Lisa Seaton, Treasurer, 770-831-3167, [gawave@aol.com](mailto:gawave@aol.com)

Carolyn Narreau, Sec, 678-482-8235; [carolynnarreau@hotmail.com](mailto:carolynnarreau@hotmail.com)

## PROPOSED 2007 BUDGET

	<u>2005 Expenses</u>	<u>2006 Projected Expenses</u>	<u>2007 Projected Expenses</u>
Administration:	\$8,038	\$7,718	\$7,800
Social:	2,972	3,300	3,500
Pool:	14,916	17,806	18,000
Utilities:	654	766	800
Maintenance:	3,496	1,100	1,200

### CONTRACTED SERVICES:

Landscaping:	\$11,865	\$12,352	\$12,500
Housekeeping:	1,508	2,205	2,300
Capital Expenses:	16,253	7,250	6,000
Capital Reserve:			<u>5,500</u>
			\$57,600

**\$57,600 / 128 homes = \$450 annual dues/home**

## **CAPITAL PROJECTS:**

(Dollar figures are estimates only.)

### **INCLUDED:**

-- Clubhouse - paint wood only and power wash:	\$1,500
-- Clubhouse - front window replacement:	1,100
-- Pool area - tree removal:	70
-- Pool area - replace dead foliage:	1,200
-- Front entrance and clubhouse area - repair sprinklers:	500
-- Pool - replace lounge chairs:	1,400

### **ITEMS NOT INCLUDED:**

-- Tennis courts - resurfacing entire court area:	\$5,500
-- Pool area - security cameras and equipment:	5,000
-- Common area - replace playground equipment:	4,000
-- Clubhouse - repair/replace heater unit:	2,000
-- Basketball court - install additional hoop and light:	???
-- Clubhouse - install screened deck area off back:	???

11/18/06