

MARTINS FARM MEETING MINUTES

AUGUST 16, 2010 5:00 P.M.

Board members present: Jolynn Henry, Kim Everett, Carolyn Narreau and David Knooihuizen

Meeting was called to order at 5:03 p.m. and concluded at 6:00 p.m.

May meeting minutes: Minutes were approved

(June meeting was not held)

Residents present: Cindy Knooihuizen and her daughter Cindy, Jim Jewell, Beth Lembo and Leisa Thompson.

Financial Report: Carolyn reports that as of today approximately \$25,000 and some change is set aside in a Money Market account earning interest at the rate of \$17.00 to 18.00 per month and approximately \$8,000.00 is in the checking account to pay the neighborhood expenses.

To date our neighborhood is in very good fiscal shape. We have spent approximately \$1,000.00 for air conditioner repair at the pool house. This is a normal expense for a unit of this age.

Carolyn was very successful in collecting HOA dues from most of the residents. At this time only five people have needed to be turned over to collections. Thanks Carolyn for all of your hard work! This is not an easy task and Carolyn has been very diligent about collecting in the nicest way possible.

Thank you Jolynn and Todd Henry for providing a wonderful Spring Fling party at the pool. You guys did an awesome job and those that joined us complimented the food and activities. Your hard work was appreciated by the community.

The board is moving forward to accept bids on a capital improvement project which involves installing a sidewalk between the tennis courts and the basketball courts to relieve the current water collection problem that has been a problem since the neighborhood was constructed. This project is likely to cost in the ballpark of \$5,000.00.

The board will also be putting the landscape contract out to bid this year. If anyone knows of interested parties, please contact a board member for more information. The current contract will expire at the end of the year.

The board will also be looking to replace some of the privacy screens on the tennis courts to upgrade the appearance of the front entrance and we will also be looking to replace more of the pool furniture sets as ours are starting to age and need to be replaced.

An issue of the stop sign poles looking rather worn was discussed and brought to the table by one of our visiting neighbors. This issue will be evaluated and new poles/signs

will be erected if our budget allows this. Thanks to everyone for their input.

We are also asking the City of Suwanee to assist in having the slow children at play signs replaced as the current ones have rusted through and are no longer even facing the right direction. Many are hanging upside down. Future updates will be provided as the board is notified.

Another issue that was discussed with a lot of passion is the condition of our neighborhood and its appearance to future homeowners and guests of our properties. Please remember to comply with the covenants and DO NOT leave vehicles parked in the street (this could be a major issue for emergency vehicles that are trying to access a home and not being able to get passed parked cars in the roadway). We all have guests from time to time but please don't make it a habit to use the street as extra parking for your family. The board has also been contacted by the Board of Education regarding parked cars on the roadway in regards to not being able to safely get children on and off of the bus without the fear of cars passing the parked bus and hitting one of our children. Please everyone, Do your part and help with this problem.

We were also made aware that there are homes in the neighborhood that are using their homes as multi-family dwellings. This is not allowed and the City will be called with any complaints that are received by the board. This is in violation of the covenants. It creates a very bad image for potential home buyers.

As we all have experienced some negative consequences from the recession, we are all trying to maintain our property and the values that are associated with it, please contact the ARC with any and all issues that are troubling you if you feel like a covenant is being broken. This includes any and all doors missing from properties, lack of lawn care, illegal parking, junk in the yard (including but limited to vehicles), broken blinds that present a bad curb appeal, bushes/shrubs that are encroaching the sidewalks and etc. Those in violation, please expect to receive a letter from the ARC. You may reach Jim Jewell, the chair for the ARC, at jjewell03@msn.com.

The board negotiated with Charter Cable to make the pool a Wi-Fi area so that all could enjoy the convenience of bringing a lap top along and working while the family is playing. This has worked out like a charm. When at the pool and a password is needed, please use the password: martinsfarm. This should get you into the system with no problems.

A guest at the meeting brought up the idea of hiring a 3rd party management company to take over the day to day operations of our neighborhood. The board was hesitant but as residents, we need to know if this is something that you all would like to see happen.

This additional expense would result in significantly higher annual dues.

Please take a look at your mailbox and spruce up the poles and box as winter months are approaching and this can make the neighborhood look really bad. Wrought iron mailboxes are still available through a 3rd party company and we will be glad to forward

the forms to you if any of you are interested.

In a report from Jim Jewell, chairman of the ARC Committee, he is in need of volunteers to help with the ARC committee. Please contact Jim or one of the board members if this is something that you may be interested with participating in.

Jim also has suggested that we restart the “Yard of the Month” program starting in September and running through the end of the year. The committee will drive by and pick two winners each month which gives the winners the bragging rights for an entire month. A prize will be given at the end of the month for the yard that is most well maintained and decorated for the holidays that are coming up soon.

Finally, the board needs to know if a Halloween party is something that you as residents would like to have. We currently do not have anyone in place to organize a Halloween or Christmas party. Please let the board know as soon as possible if you would like to organize either party.

The pool is scheduled to close for the season on October 1st.

The meeting adjourned at 6:00 p.m. The next meeting will be Monday September 13th, 2010 at 7:00 p.m. Please plan on joining us as your input is what keeps our neighborhood running. Any concerns may be forwarded to any and all of the Board members listed below. We are all here to help you and to maintain a wonderful place for us to live and play. We are all volunteers but are here to serve you and your family and to maintain the integrity of our most valuable asset, our homes.

One final reminder, our Board elections will be taking place soon. Please look for nomination information to mailed along with the information on dues for 2011. One change for 2011 dues will be that homeowners will be allowed a three part payment as in years past. After April 1, any and all uncollected dues will be turned over the attorneys for collections.

Your BOD members,

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