

Martins Farm HOA
Meeting Minutes
January 31, 2011

Officers Attending: Jolynn Henry, Dave Knooihuizen, Kim Everett, Carolyn Narreau
PACT Officer: Officer Michael Chavez

Residents Attending: Brian Cooper, Todd Henry - Chairman of the ARC

Financial Report: Carolyn reports that we have collected dues from approximately 40 homes as of last Thursday. The deadline is February 1. Non-paying residents will be turned over to our attorney shortly if no correspondence is received. We began 2011 with \$20,000 which was saved from last year's dues by negotiating better contracts, cutting costs, switching to an interest bearing account and holding off on some capital improvement projects.

Utilities, insurance, pool costs are all in line and/or slightly higher than last year. We are saving \$155 each month with our new landscaper. Legal costs are expected to be higher this year since we will be taking several residents to court (see legal information below).
Legal: Three homes have been turned over to our attorney; we expect to take all three homes to small claims court. Each home has been sited repeatedly for covenant violations, non-payment of dues bills, or both. Attorney and court fees will be added to our claims.

Our attorney is also drafting demand letters that will be sent to homeowners who have not paid their 2011 dues and have not contacted the BOD regarding such.

PACT Report: Officer Chavez reports that if you are out of town, contact the Suwanee PD and they will patrol your property twice daily (770-945-8995). The Suwanee Citizens Police Academy is looking for residents to observe and ride along with police officers. If you are interested please call Officer Elias Casanas at 770-904-7612.

Meeting Schedule: We are going to change the HOA meetings from monthly to quarterly. Additional meetings will be scheduled as needed. The meeting schedule for 2011 is as follows:

Monday, April 18, 6:30 pm; Monday, July 18, 6:30 pm; and Monday, October 17, 6:30 pm.

Reminder notices will be sent via email. As always, meetings are open to all residents.

Meeting adjourned at 7:30 pm.

Your 2011 BOD,

martins.farm.board.of.directors@gmail.com

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