

**Martins Farm Home Owners Association**

**Meeting Minutes**

**March 1, 2015**

**[Martins.farm.board.of.directors@gmail.com](mailto:Martins.farm.board.of.directors@gmail.com)**

Board Members Present: Jolynn Henry, Dave Knooihuizen, Carolyn Narreau

Residents Present: Joe and Beth Lembo

Financial Update: Dues collections are going well. As of 2/22 we have seven residents who have not responded. We are following up and taking appropriate action. All other residents are in good standing.

We haven't had any unexpected expenses come up to date. Home Owners' insurance for common areas was paid in January, \$2665.

Capital Improvement Projects:

**Kitchen Remodel!** Our big project this year will be remodeling our kitchen, including adding a SINK and disposal, as well as granite counter-tops, new cabinetry, etc. Watch for more details!

Some of our other projects include:

- 1) change the "mud pit" area between the playground and tennis courts to an attractive river stone sidewalk;
- 2) mulch playground area and add azaleas;
- 3) add a sign to the Martins Farm Estates area in the front of the neighborhood;
- 4) change the brick enclosure around the trash cans at the clubhouse to a stone enclosure that will a) match the stone in the entrance and b) actually FIT the trash cans.

A few maintenance items that will be handled in the spring are:

- 1) have commercial strength surge suppressor and/or lightening rod installed in the mechanical room. We have lost three computer systems due to electrical strikes in the past few years; these systems control our security system, timers for the common area light systems, and the key card reader;
- 2) replace computer in the clubhouse (see above);
- 3) power-wash common areas;
- 4) continue refreshing the pool furniture - several tables need to be replaced.

We have already begun a huge spring clean-up in our common areas - tree and plant

trimming/replacement/removal, pine straw, etc.

Pool Parking Lot: According to our neighborhood rules, overnight parking in the pool parking lot is not allowed. Unfortunately overnight parking at the pool has become an issue. As of May 1, 2015, this policy will be strictly enforced.

Offending vehicles will be towed at the owners' expense.

If you are considering adding a parking pad to your driveway to accommodate additional cars, please contact the ARC at [martinsfarmarc@gmail.com](mailto:martinsfarmarc@gmail.com). Neighbors have shared this change is not as costly as you might expect.

Meeting adjourned at 11:00 am. Next meeting date TBD. As always, your questions, comments and concerns are welcome! You may respond to the BOD at the above email or individually as listed below.

Your 2015 BOD,

Jolynn Henry, President, [jolynnhenry1@charter.net](mailto:jolynnhenry1@charter.net), 770-713-7023

Dave Knooihuizen, Vice Present, [dave.ghs@charter.net](mailto:dave.ghs@charter.net), 770-990-3842

Carolyn Narreau, Treasurer/Secretary, [carolynnarreau@hotmail.com](mailto:carolynnarreau@hotmail.com), 678-570-8045