

MARTINS FARM HOME OWNERS ASSOCIATION

Meeting Minutes

June 19, 2019

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Board Members Present: Dave Knooihuizen, Natalie Scott (Carolyn Narreau was unable to attend)

ARC Members Present: Cindy Knooihuizen, Chairperson

Residents Present: Joe & Beth Lembo, Ebon and Amina Brock

Call to Order at 6:30 PM.

PACT Officer: Officer Cale Mathis was in attendance. Car break-ins are increasing. Please don't leave valuables in your car and always keep them locked when not in the garage. A make-up type bag was found outside our neighborhood filled with heroin. Please stay alert for "drop bags" and call the Suwanee PD with anything suspicious.

Two additional items: Any homeowner that has a camera/doorbell camera can register with the Suwanee PD so that if something happens in their area the police can check with the registered homeowner to see if they can view the camera footage for evidence. Please call the police if you would like to register. Also the Suwanee PD has seen an increase in the number of people in possession of the THC oil. Please see informational flyer attached.

ARC Report – Cindy Knooihuizen, Chair: From December 2018 to June 2019 we've had a total of 28 friendly reminders, 26 approvals, 5 first offenses, 3 second offenses, 2 third offenses, 2 denials, 2 48 hour notices and 2 rental notices. Friendly reminders are continuing to go out for weeds, lawn care, and mailboxes at this time. We still have two issues we are working on: one is a work truck and one is lawn maintenance. Most friendly reminders are being responded to well.

Treasurer's Report:

We have collected 100% of the dues again this year. Additional income including closing letters, rental agreement renewals and fines are expected to add \$2 - \$3K to our treasury, which helps us to avoid an increase in dues. We haven't had an increase in more than 15 years.

We are on target to finish the year with \$12 - \$14K, but this will change depending on our decisions regarding the key card system and the gazebo.

Large expenses for the second quarter of 2019: We finished paying the \$4500 for the new pool filtration system and it's working well. The May landscaping bill includes new flowers. Clubhouse repairs include purchase and installation of an additional security camera focused on the entrance to the

neighborhood and two repairs to the key card reader.

Update on Playground:

The new playground has been ordered and should be here in early July. It will be placed in the old basketball court. The cost is \$3995; Carolyn negotiated free delivery and removal of the old set. This set is bigger than our current set, and we will add a few additional pieces to the area. (This price does not include mulch, additional pieces, etc.)

We are also planning on building a gazebo in the open space where the current playground sits, later this year or early 2020 depending on finances.

Update on Card Reader System:

Our card reader system is outdated and failing; it's already failed twice this season. We are working with EMC on a new system which will include the same electronic lock and key card system for the pool gate, the tennis court gate and the new playground gate. We are currently waiting for the quote. New cards will have to be issued and our plan is to move forward after this year's pool season ends.

Foreclosures:

No foreclosures have been reported to the Board at this time.

The meeting adjourned at 7:40 pm. The next HOA meeting is TBD. As always, all residents are invited to attend.

If you have any questions or comments please feel free to respond to this email.

Your 2019 BOD,

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