

**MARTINS FARM HOME OWNERS ASSOCIATION**

**Meeting Minutes**

**April 27, 2022**

[MartinsFarm.HOA.BOD@gmail.com](mailto:MartinsFarm.HOA.BOD@gmail.com)

Officers Present: Kurt Morris, President; Natalie Scott, Vice President, Carolyn Narreau, Treasurer/Secretary

ARC Chair: Debbie Hughes

Residents Present: John Pendleton

Minutes recorded by Carolyn Narreau

Meeting called to order at 7:30 PM.

Location: Martins Farm HOA clubhouse, 405 Golden Meadows Lane, Suwanee GA

Meeting minutes from last meeting reviewed and approved.

**President's remarks (Kurt Morris):**

- As noted previously, our neighborhood is approaching 30 years old and some of our assets are nearing the end of their lives. In the first quarter of 2022 we have had major repairs to our pool, HVAC system, irrigation system, and a pool pump is making noise. This may place a serious strain on our capital expenditures for 2022.
- Vandalism: We have had two signs vandalized this year. We encourage our neighbors to stay vigilant, and to report any suspicious activity to the Board. If you have video evidence we can take action.
- Tennis Courts: The crack repair we had done last year did not last. Up to this point we have been able to repair the cracks and have the courts resurfaced, which lasted about three years. We've now reached the point where more extensive repairs must be done, and we are quoting the job.

**Pool Update (Carolyn Narreau):**

- Pool will open as scheduled on Saturday, May 7, 2022. Snack and Swim will begin on Sunday, June 5, 2-5 pm. All our neighbors are welcome!
- We had to drain the pool and have significant repairs done. The main drains had to be taken out and replaced (normal wear and tear), and two large areas had to be patched (likely damaged due to pool furniture being thrown in the pool). With our new security system, we will be able to catch vandals if future damage is done and those parties will be held financially responsible.

**Financial Update (Carolyn Narreau):**

Carolyn presented the Treasurer's Report:

- End of first quarter 2022
  - Beginning cash balance 2/1/22: \$42,756
  - Assessment income: 24,930
  - Total expenses: 7,788
  - Current March month end balance: \$59,898

Dues collections complete April 18, 2022 – 100% collection again this year!

— Repairs in 2022:

- |   |                   |
|---|-------------------|
| ○ Irrigation repair (April) - price TBD   | estimated \$1,000 |
| ○ Two sign repairs                        | \$ 240            |
| ○ Pool leak repair and refill – price TBD | estimated \$5,000 |
| ○ Pool pump replacement – price TBD       | estimated \$3,500 |

**ARC Update (Debbie Hughes):**

The ARC now has volunteers on every street. The focus in May is driveways that need cleaning and unkempt yards. Neighbors are responding well to friendly reminders.

Meeting adjourned at 8:00 PM. The next Board meeting date TBD.

Floor open for residents' comments.