

MARTINS FARM HOME OWNERS ASSOCIATION

Meeting Minutes

August 23, 2022

MartinsFarm.HOA.BOD@gmail.com

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

ARC Chair: Debbie Hughes

Residents Present: Peter Narreau, Joe and Beth Lembo, Terri Dunlap, Jim Holmes, Tammy Upshaw

Minutes recorded by Carolyn Narreau

Meeting called to order at 7:05 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 during our last meeting, due to the age of our neighborhood we expected to have a few repairs this year. In the first half of the year we've had major repairs to the pool, irrigation system, air handler and a complete replacement of the HVAC in the clubhouse. This is to be expected with the age of our neighborhood. Carolyn will detail the exact costs in her treasurer's report.
- Our dues increase brought in an incremental \$12,800 for 2022. Our repair / maintenance costs to date total \$12,765.
- We have a serious issue with the status of our tennis courts. As you know, we are a swim and tennis community and it's important to have both of these assets / features in good condition as a selling point to our neighborhood and to help increase/maintain our overall property values. (Homes in our neighborhood are currently selling for well over \$600,000.) Due to this we have limited other capital improvements in 2022 so that we can reserve funds to repair our tennis courts, which will be very costly. We have asked Peter Narreau to look at the options and give us a report.

Tennis Court Update (Peter Narreau):

Our courts are approaching the 30 year mark. The average life of a tennis court is 25 years. The courts have been resurfaced on an average of every five years, until recently at which point we have had the work done every three years. This is required to keep them in good condition. The resurfacing is an on-going cost regardless of which option below is chosen, approximate cost of \$6,000 per resurfacing. Basic resurfacing is no longer an option as the cracks reappear within weeks and divots are now appearing due to the age of the courts.

Complete court replacement with two year warranty: \$80,000

Court surface covering with 20 year warranty: \$64,500

Crack repair system with five year warranty on cracks they fill:

\$15 - \$20 per lineal foot of crack repaired \$20,000 - \$30,000

The most cost effective solution to keep the courts in repair is most likely the crack repair system. Peter is still researching companies and options.

Kurt Morris noted if we did a special assessment to replace the courts it would be approximately \$625 per home. The Board is in agreement that a special assessment would be a hardship for many and unpalatable, and so took that option off the table.

Debbie Hughes will contact her former HOA to see how they handled the court issue.

Architectural Review Update (Debbie Hughes):

- An email will be sent this week to all neighbors with friendly reminders and a list of specific issues the ARC will be focusing on in September. We ask all neighbors to review their property and make any necessary repairs. Debbie also noted the ARC is actively reviewing homes all year long, not just during the spring/summer months.

Pool Update (Carolyn Narreau):

- Pool will close at the end of September, depending on the weather. Snack and Swim was a success again this year. We added pizza and ice cream several times to our weekly fare of chips, soda and water, and lime slushies.
- We opened the clubhouse in January, 2022, for our residents' use after being closed for two years due to Covid. Many neighbors were able to take advantage of the space for their personal events.
- We had to drain the pool and have significant repairs done in the first quarter of 2022. The main drains had to be taken out and replaced (normal wear and tear), and two large areas had to be patched. Total cost for repairs and refilling the pool was \$3,750.

Financial Update (Carolyn Narreau):

Carolyn presented the Treasurer's Report:

End of Second Quarter 2022:

○ Beginning cash balance 4/1/22:	\$59,896
○ Income (dues, closing fees, fines, etc.)	12,614
○ Total expenses:	<u>19,133</u>
○ Current July month end balance:	\$53,377

— Repairs to date in 2022:

○ Irrigation repair	\$ 2,915.00
○ Air handler repair	600.00
○ Pool leak repair	2,800.00
○ Pool water refill	500.00
○ Pool pump repair	450.00
○ Two sign repairs	240.00
○ HVAC replacement	5,260.00
Grand Total:	\$12,765.00

Meeting adjourned at 7:40 PM. The next Board meeting date TBD.

Floor open for residents' comments.