

MARTINS FARM HOME OWNERS ASSOCIATION

Meeting Minutes

December 13, 2022

MartinsFarm.HOA.BOD@gmail.com

Officers Present: Kurt Morris, President; Carolyn Narreau, Treasurer/Secretary (Natalie Scott was absent due to illness)

ARC Chair: Debbie Hughes

Residents Present: Joe and Beth Lembo, Jim Holmes, Peter Narreau

Minutes recorded by Carolyn Narreau

Meeting called to order at 5:00 PM.

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

President's remarks (Kurt Morris):

FYI, meetings of the Board are open to all HOA members to attend, but they are specifically to conduct Board business. After we adjourn the meeting we always leave some time for Q&A to address any HOA member concerns. As there are usually only a few people who attend, we don't mind if you have a short question on a topic while we are discussing it; however please leave anything lengthy until the Q&A time, so we can move through the agenda as expediently as possible.

This is Natalie's last board meeting and we would like to take time to thank her for her many years of service our neighborhood. Thank you Natalie!

Our HOA is in good financial health for 2022 even in the face of significant inflationary pressures and major repair bills of our approximately 30 year old common areas. As with many communities our size, these expenses can get become quite large as our facilities age. In 2023 we will be increasing dues by the rate of inflation (\$45/yr) to keep up with our increasing operating costs.

The tennis courts, as previously noted, are in very poor shape and in need of major repair or replacement. Due to the very high cost associated with this project, the Board has been reserving funds and hopes to be able to complete the project by early 2024 without the need of a special assessment. Capital expenditures will therefore be very limited, mostly to emergencies until this is complete. We ask all neighbors to please bear with us as we try to minimize any incremental cost burden to our HOA members while maintaining our common areas as best as possible over this period.

Treasurer's report (Carolyn Narreau):

Financial Report through November 30, 2022:

○ Beginning cash balance 06/30/22 :	\$ 53,378
○ Assessment/other income:	5,499
○ Total expenses:	<u>26,952</u>
○ Cash balance as of 11/30/22:	\$ 31,924
○ Reserve for tennis court repair:	<u>20,000</u>
○ Operating Cash Balance	\$11,924

The expenses include our high cost summer months and some major repairs such as replacement of the HVAC system in the clubhouse.

How did we reserve \$20k?

- Fines and closing letters were approximately \$9k/yr for the last two years.
- Reduction of services such as flowers, pine straw, no refresh of pool furniture and other non-critical repair/maintenance postponed.
- Increase in dues for 2022 helped offset the major repair costs, which totaled \$12,765.

Where will we get the remainder?

- If we are able to avoid the major maintenance issues of 2022 and continue to cut back on non-critical capital expenditures, and combine this with average home closing and fines we should be able to reserve \$20k per year (through May 2024). Of course the offset is a major catch up expenses in 2025 and 2026.

Why are our dues going up?

- As Kurt stated, our dues are being increased by the rate of inflation.

This is purely inflation based on an estimated rate of 8%. Here's a fun fact: Our dues as a percentage of the market value of our homes is roughly half of what it was 20 years ago, including this adjustment. To explain:

- In 2001 average home sales price was \$250K and dues of \$450 = 0.18% of the home value;
- In 2022 the average home sales price was \$600K and dues of \$595 = 0.09%, HALF!

There was an error in the meeting minutes from August. The financial report stated "July month end balance" and should have read "June month end balance".

Meeting adjourned at 5:20 PM. Our HOA meeting schedule for 2023 is as follows:

March 7, June 13, September 5, December 12

All meetings will begin at 7 pm and will be held at the clubhouse. As always, meetings are open to all HOA residents.