

MARTINS FARM HOME OWNERS ASSOCIATION

Meeting Minutes

April 4, 2023

MartinsFarm.HOA.BOD@gmail.com

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

Residents Present: Beth and Joe Lembo, Donna and Bruce Edwards, Peter Narreau

Minutes recorded by Carolyn Narreau

Meeting called to order at 7:00 PM.

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

Our new PACT (Police and Citizens Together), Brandon Warren

The biggest problem we are currently facing is breaking and entering, particularly in the parks and warehouses. Don't leave valuable items in the car to tempt criminals. There have also been four/five "suspicious person" calls in the last two weeks, with the persons spotted between Golden Meadows Lane and The Estates. There have not been any breaking and entering calls within our neighborhood.

Patrols come through at least once a day. Officers try to patrol more, depending on the number of calls officers are responding to.

Some tips to stay safe:

- 1). Trim your shrubs and landscaping – don't give criminals a place to hide. (Also required according to our covenants.)
- 2). Don't leave valuables in your vehicle.
- 3). Cameras (Nest, Ring etc) are recommended. If you have a camera, you can let the police know and if they have questions about a situation they may ask you to check your footage. This does not give the police access to the camera, it lets them know where cameras are when they are investigating something. Contact the police at investigations@suwanee.com or call 770-904-7620 to let them know.
- 4). Keep your porch lights on at night.
- 5). If you are going out of town you can notify the police department via housecheck@suwanee.com and they will check the home (look in windows, make sure locks are engaged, etc.).

President's remarks (Kurt Morris):

We finished 2022 on target with our budget projections from our last meeting. Our 2023/2024 challenge is being able to reserve enough money to complete the Tennis Court repairs. We will be limiting expenditures to emergency repairs/expenditures and normal expenses. We will update the status at each of our meetings.

I'm happy Debbie has joined us on the board! Thank you for volunteering your time to help make our neighborhood even better!

Treasurer's Report (Carolyn Narreau):

— End of first quarter 2023:

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|--|-----------|
| ○ Beginning cash balance 1/1/23: | \$ 29,685 |
| ▪ This includes \$20,000 reserve for the tennis court repair | |
| ○ Assessment income: | \$ 70,605 |
| ○ Total expenses: | \$ 12,533 |
| ○ Current March month end balance: | \$ 87,757 |

This is where we should be at this time. However, we are facing significant inflationary expenses (addressed below) which makes it difficult to continue to reserve money at the same level for the tennis court, but we are trying. We'll have more updates as the year progresses; most of the big bills hit in the first half of the year so we'll have a better picture at the next meeting. Worst case scenario, we would have to consider taking out a loan, doing a specific assessment, or some combination thereof.

Pool Update (Carolyn Narreau):

- Pool will open the first week of May, weather dependent.
- We have another leak in our pool. The cost to find the leak is \$600. Our new pool management company is handling and more information will be forthcoming.
- We had a lightning strike in the pool area. It burned several bushes and trees, and melted an electrical conduit. We also had some pool pump freeze damage, the hose connection starting leaking, a bathroom sink faucet developed a leak, and the fan in the pump room failed.
Cost: Approximately \$1,000 (work not yet completed)

Increasing Costs (Carolyn Narreau):

- Our monthly pool service cost has increased by \$2,000 for the season, NOT including repairs or additional chemicals.
- We negotiated free trash pick up from Red Oak 15+ years ago. They will no longer honor this and the cost to our HOA will be \$420 per year.
- Our town tax bill increased from \$4 per year to \$617, due to the storm water runoff charge. We tried to dispute it to no avail.
- Our sprinkler system needs some repair work – estimate to follow.
- Additional replacements we've had in the first quarter of 2023: Nest camera failed, two smart door locks replaced, windscreen repaired but needs replacing.

Tennis Courts:

- As stated in previous meeting minutes, we are reserving as much money as possible to repair our tennis courts and plan to have the project completed in early 2024. To date we are on target to have a significant amount of money put in reserve by year end (estimated cost of the tennis court repair is \$55,000).

In summary, we have significant inflationary pressures and have incurred significant emergency bills. Most of our income/expenses are incurred in the first half of the year, and we will re-evaluate the finances at the next meeting.

Meeting adjourned at 7:20 PM. The next Board meeting date June 13, 2023, 7 pm at our clubhouse. As always, all residents are welcome to attend.

Floor open for residents' comments – 15 minutes.

Executive meeting to follow.