

MARTINS FARM HOMEOWNERS' ASSOCIATION
Meeting Minutes
October 2, 2023
MartinsFarm.HOA.BOD@gmail.com

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

Residents Present: Peter Narreau, Beth Lembo, Bruce & Donna Edwards, William Robinson, Barb Giuliano

Minutes recorded by Carolyn Narreau

Meeting called to order at 7:05 PM.

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

President's remarks (Kurt Morris):

Update on the damage to the front landscaping area: At the end of August a car lost control and drove through our front landscaping. Thanks to Dave Brothers for bringing this to our attention. With our security cameras we were able to work with the Suwanee Police Department to find the guilty party. We are in the process of waiting to hear from the insurance company with the answer to our claim of nearly \$5,000.

Tennis courts: We have signed a contract and the courts will be redone in early 2024, as soon as the weather allows.

Pool update: Pool is now closed for the season and we are looking at some options for repairing / remodeling the pool. We had to put some temporary repairs in place for the summer because we were losing water rapidly. Many tiles are cracked and missing, and the pool needs to be replastered. It's approaching 30 years old so it's time.

Dues increase: I'd like to discuss a dues increase with the Board based on the rate of inflation, age of our amenities and comparisons of dues in similar neighborhoods. Our dues are currently \$595 per year. Neighborhoods with similar amenities and close in age to ours include: MorningView at \$850 per year, McGinnis Ferry Reserve at \$1,440 per year, and Chattahoochee Run at \$1,050 per year, all significantly higher than our dues.

ARC Report (Debbie Hughes):

The ARC and BOD will be sending a friendly reminder email to all residents reminding everyone that fall is a great time to catch up and clean up yards. Also, the reminder will include information about how to go about getting approval for tree removal.

It has been noted that many fences are in need of cleaning, repair and stain. The reminder will be included in the email and in the spring friendly reminders will be sent to individual homeowners.

As always, we appreciate all the help we can get. If you see a tree coming down, something unsightly, etc., please feel free to send an email to MartinsFarm.HOA.ARC@gmail.com. All information is confidential.

Treasurer's Report (Carolyn Narreau):

o Beginning cash balance 6/1/23: \$ 90,294

(This includes \$20,000 reserve for the tennis court repair from 2022)

- Income - June, July, August and Sept (closing fees, fines, etc): \$2,385
- Expenses – June, July, August and September: \$21,285
- September month end balance: \$71,394

Estimated expenses for the remainder of the year are \$16,112, which gives us an ending balance of \$55,282 (again, including the previous year's reserve), which is roughly the amount of the tennis court expense we will incur in Q1 and Q2 2024.

We normally need to keep a minimum of \$10,000 on hand for unanticipated costs, for example, we had a car crash through the front of our neighborhood in August and caused approximately \$5,000 worth of damage. We are still fighting with the driver's insurance company to receive compensation. If we do not win, the cost of the repair will come from our HOA account.

We've had a few comments on the poor quality of our landscaping this year. While we agree, the Board has been doing everything possible to save enough money to repair our tennis courts without having to burden our neighborhoods with a special assessment. We hope to bring the landscaping up to our normal standards after the courts are completed.

Pool: Our original estimate was between \$6,000 to \$10,000 for the initial repairs just to stop the leaks to get us through the summer season. The good news is a homeowner (Peter Narreau) volunteered his time and effort to research how to pinpoint and repair the leaks and we only incurred an expense of \$403. The bad news is that we have incurred an unplanned expense of \$1100 for pool light repair. The pool is in need of a complete remodel at this point, and our first rough estimate from our pool service is \$50,000. We will get more quotes and continue to update this issue in the future.

The average age for replastering a pool is 10 – 15 years. Ours is approaching 30 years and needs to be replastered as well as tile replacement because so many are cracked. While we need to begin a reserve for the pool, we cannot continue to put off general maintenance items. This is something this Board and the 2024 Board will need to consider.

Some questions came up regarding homeowner participation in the Board of Directors meetings and receiving the detailed financial information the Board members were reviewing. At this point the Board halted the meeting to clarify (as stated in our Bylaws) there are four Board meetings each year and these are open to our HOA members to attend, not to participate in:

3.14 Open Meetings. All meetings of the Board shall be open to all members, but members other than directors may not participate in any discussion or deliberation unless expressly so authorized by the Board.

At the Board's discretion we do open the meeting up for comments and questions after the meeting is adjourned.

For the past several years we have foregone basic discretionary maintenance to save for the tennis court work. The problem with that is normal repairs and reserve items go by the wayside and we have to play catch up. For example, our landscaping needs work, pool tables need to be replaced, inside of the clubhouse needs some electrical work and updates, etc.

Meeting adjourned at 7:29 PM. The next Board meeting date Tuesday, December 12, 2023, 7 pm at our clubhouse. As always, all residents are welcome to attend.

Floor open for residents' comments – 15 minutes.

Two items discussed: Speeding through the four way stop is increasing (Carolyn will notify the Suwanee PD) and the general consensus is residents would rather have small dues increases over the next few years as opposed to one large increase or a large special assessment.

Executive meeting to follow.