

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

April 8, 2024

MartinsFarm.HOA.BOD@gmail.com

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

Residents Present: Peter Narreau, Beth Lembo

Minutes recorded by Carolyn Narreau.

Meeting called to order at 7:00 PM.

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

President's remarks (Kurt Morris):

Tennis courts are finished, \$52,000 and they look great. We have a new pool company this year and they are very responsive. We may have a leak in the pool, Carolyn will update us on that.

Our sprinkler system had some issues and has been repaired. The entrance signs on both sides of our entrance area have been cleaned and repaired. The landscaping that was damaged in December has been replaced.

PACT Report: Our PACT officer was not able to attend. A detective called Carolyn Narreau to give an update on the cars that were recently broken into. The white SUV that the perpetrators used was found in Atlanta; it was a stolen vehicle and was vandalized. The police are taking fingerprints and will update us with any pertinent information.

Treasurer's Report (Carolyn Narreau):

o Beginning cash balance 01/01/24:	\$ 63,897
— Income – First Quarter of 2024:	\$ 81,661
o Dues	\$ 79,701
o Fines	\$ 1,660
(\$1,900 pending)	
o Lease renewal fee	\$ 300
— Expenses – First Quarter of 2024:	\$ 31,845
— Ending operational balance for the First quarter of 2024:	\$ 74,714
(This includes our reserve for the tennis court repair, \$13,000 has been paid toward total bill of \$52,000. The remaining \$39,000 will be paid in April.)	

Kurt Morris and Debbie Hughes validated the account balances.

Pool Update: We've hired a new pool company, Aqua Bella Luxury Pools. We may still have some leak issues. Our new pool contractor has seen the pool fully drained and had a chance to look at the cracks. He can quote us replastering and tiling the pool, but he can't quote repairing any leaks in the front wall until he takes that plaster off. We told him we'd like to do it in the spring of 2025. We'll have to wait and see what he finds.

Projects completed in the first quarter of 2024:

- Tennis courts completed end of March;
- Front landscaping areas damaged last winter were repaired with new bushes and plantings, and damaged sod was repaired and reseeded;
- Perennial flowers installed in entrance areas and by clubhouse entrance ;
- Mulch and pine straw installed
- Irrigation system start up and several repairs;
- Common areas have been power washed;
- Two dead maple trees along MF Road removed and stumps ground out, two dead Lelands at back of tennis courts removed, six dead trees behind pool area removed;
- Planted one new maple tree.

Remaining planned projects for 2024:

- Staining pergola;
- Repainting trash can enclosure;
- Cement repair inside pool area;
- Possibly new table tops in pool area;
- Maybe a new umbrella or two. Two umbrellas were broken last year due to being left open and being damaged by wind.

Sidewalk Update:

We've asked our new Public Works Director in Suwanee Town Hall to have our sidewalks inspected and repaired where necessary. Our neighborhood is approaching 30 years old and it's a good time to have the sidewalks looked at.

ARC Report:

- Approvals issued: Two – sidewalk renovation and dead tree removal.
- Friendly Reminder/Violations issued: 26 issued — 17 were for power washing properties. Four issues have already been cured.
- Fines: three homes were fined

ARC is focusing on properties that need to be power washed, fence repairs and staining.

Meeting adjourned at 7:34 PM

Next meeting scheduled for Monday, July 1, 2024, 7 pm at our clubhouse.

Open forum with executive meeting to follow.