

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

July 8, 2024

[MartinsFarm.HOA.BOD@gmail.com](mailto:MartinsFarm.HOA.BOD@gmail.com)

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

Residents Present: Peter Narreau, Beth Lembo, Donna Edwards, Barbara Guiliano, Susheel Tamrakar, Terri Dunlap, Mildred and Roy Haley

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 Comments:** Tennis courts have been successfully completed. We've had some irrigation issues and we're keeping an eye on those. The system is 30 years old and problems are to be expected. We are now focusing on the pool remodel.

**ARC Report:**

Notices have been sent for pressure washing houses, sidewalks, and homes that need painting. Overall a positive response from neighbors. Sandy Hughes installed new lighting in the clubhouse.

**Treasurer's Report:**

o Beginning month balance 04/01/24:	\$113,714
— Income – Second Quarter of 2024:	\$ 6,948
Includes final dues payments, fines, pool keys, rental renewal fees	
— Expenses – Second Quarter of 2024:	\$ 57,289
Includes completion of the tennis courts (\$40,607 tennis courts)	
— Cash balance end of second quarter	\$ 63,373

Currently have \$25,000 in reserve for the pool remodel. Hopefully we'll be able to maintain that amount and we'll have a better idea as we approach year end. Currently have a leak in the equipment room that's being investigated and may have to transfer some of the reserve to cover the repair.

Kurt Morris and Debbie Hughes validated the account balances.

**Common Area Update:**

- New maple tree appears to have died. We'll have Pikes replace it in the fall (under warranty).
- New tennis courts look wonderful. We've had almost daily usage. We've had two small issues: the crank broke on one of the new nets, contractor came back and fixed at no charge. Contractor recommended we remove the cranks and store them. Someone scraped something so hard it tore through the top coating; contractor is sending us some coating and we will try to repair it. We've installed additional cameras on the courts.
- Electrical work: May need to call an electrician to repair light by the Estates sign, install line for new tennis camera, and install outlets in island in main entrance.

**Repairs:**

Irrigation repair – We’ve had three line breaks; two repaired by Conserva, one by Peter Narreau, and a fourth repaired today. Total cost approximately \$2,000.

Pool pump had to be rebuilt and new seals installed, cost \$1,900.

Pump room exhaust fan wasn’t working and lights had to be replaced, cost \$600.

May water bill \$1400 due to pool drain and refill. Had to be drained due to contamination; cost of chemicals would have been too high.

Completed tennis courts, total cost was \$52,825.

The pump room has a significant leak which we are trying to locate. There’s standing water by the front wall.

**Pool Remodel – Peter Narreau:**

We have a very rough estimate from our Brett, our pool contractor, to resurface the entire pool, replace all the tiles, etc., \$50,000. The quote we received last year was also around \$50,000. This price does not include any additional cracks or damage.

**Rental Update:**

430 GML: fine collected \$1790. Violation: Remove a dead tree, trim trees hanging into the road and grind the stump.

620 GML: fine collected \$1900. Violation: Home needed rotted wood repair and repainting.

Fines for larger violations such as those above are billed as follows: If the deadline passes and the violation has not been corrected, an immediate fine of \$250 is levied, with daily fines of \$10 until the problem is cured.

We will be sending a letter to all landlords reminding them that we allow single family rentals only. Multi-family rentals, short term rentals, etc., are strictly prohibited. We need to have a formal policy of our HOA definition of a single family strictly for rental properties. The Board will work together and develop our policy, which will be sent to all landlords and posted on our website.

We remain at full capacity for rental properties; additional homeowners who are eligible to rent their home will go on a waiting list until a spot becomes available.

Meeting adjourned at 7:24 PM. The Board meetings for the remainder of 2024 are tentatively scheduled for 7 pm at our clubhouse on the following dates: Monday, October 28; Monday, December 16. Any changes will be posted on our website. As always, all residents are welcome to attend.

Floor open for residents’ comments – 15 minutes.

Executive meeting to follow.