

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes  
October 28, 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

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:**

We are still planning a complete pool remodel in the spring. We will address this in more detail during the Treasurer's report.

**ARC Report:**

Year to Date 2024:

Friendly reminders / First violation letters sent: 45

Requests received: 27

Approvals: 24      Denials: 3

**Rental Update:**

We remain at capacity for our rentals. As leases expire the ARC/BOD is reviewing the property before approval for renewing the lease is given. Several homes have had to make significant repairs/improvements (such as wood repair, repainting).

**Treasurer's Report:**

o Beginning month balance 07/01/24:	\$ 63,372
— Income – Third Quarter of 2024: Includes fines, closing letters, rental renewal fees	\$ 2,450
— Expenses – Third Quarter of 2024:	\$ 16,492
— Cash balance end of third quarter September 30 Less the \$25,000 we have allocated for the pool remodel	\$ 49,330
<b>Operating balance as of September 30, 2024</b>	<b>\$ 24,330</b>

Kurt Morris and Debbie Hughes validated the account balances. Currently forecasting a year end operational balance of approximately \$13,000, (does not include the money allocated to the pool remodel). We always target a year ending balance of \$10K to \$15K to cover first quarter expenses, while maintaining our \$25,000 reserve for the pool remodel.

We changed the bank account to Wells Fargo.

**Pool Remodel:**

Peter Narreau is handling the pool remodel. Our pool guy quoted \$41,000, and we received a second quote of \$50,000. Neither of these quotes include any wall crack repair under the plaster or repair/replacement of the drains between the kiddie pool and main pool. We will get one more quote before hiring a contractor. We hope to have the remodel completed before the 2025 pool season begins.

Meeting adjourned at 7:30 PM. Floor is open to residents for open discussion.

The next Board meeting has been rescheduled for Monday, January 13, 2025, 7 pm at our clubhouse. Any change will be posted on our website. As always, all residents are welcome to attend.