

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

January 13, 2025

MartinsFarm.HOA.BOD@gmail.com

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

Residents Present: 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

President's Comments:

We are still planning a complete pool remodel in the spring, and we have been able to reserve enough money to pay the cost in full. Our neighborhood is officially 30 years old this year.

ARC Report:

Total for 2024:

Friendly reminders / First violation letters sent: 53

Requests received: 29

Approvals: 26 Denials: 3

A new policy was put in place as of January 1, 2025, which states that when a new fence is installed it must be stained (earth tone colors only) within one year. Also existing fences with repairs that present a non-uniform appearance must be stained within one year of the repair. This policy was put in place as part of our continuing effort to beautify the community.

The dead maple tree will be replaced by Pikes in the spring.

Rental Update:

We remain at capacity for our rentals.

Treasurer's Report:

o Beginning month balance 10/01/24:	\$ 49,330
— Income – Fourth Quarter of 2024:	\$ 4,836
Includes fines, closing letter, four 2025 dues pmts	
— Expenses – Fourth Quarter of 2024:	\$ 11,124
— Cash balance end of fourth quarter December 31, 2024	\$ 43,042
Less the \$25,000 we have allocated for the pool remodel	
Less four dues payments for 2025 income \$2,800	

Operating balance as of December 31, 2024 **\$ 15,242**

We had a fair amount of additional income for 2024, totaling \$ 7,726. We typically budget about \$3,900 for extra income. The majority of this income comes from closing letters, fines, lease renewals, etc. This year we doubled it.

Kurt Morris and Debbie Hughes validated the account balances.

Pool Remodel:

Peter Narreau is handling the pool remodel. Our pool company quoted \$41,000, and we received a second quote from our prior pool company of \$50,000. A third quote from a contractor we've worked with was \$30,000. None of these quotes include any wall crack repair under the plaster or repair/replacement of the drains between the kiddie pool and main pool. After researching costs online, the \$41,000 quote seems reasonable.

The Board voted unanimously to move forward with the remodel using our current pool company, AquaBella Luxury Pools, and hope to have the remodel completed before the 2025 pool season begins.

The Board meetings for 2025 are scheduled for: Monday, April 14; Monday, July 14; and Monday, October 20. All meetings will be held at our clubhouse and begin promptly at 7 PM. As always, our meetings are open to all residents to observe and the floor will be open for discussion and questions after adjournment.

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