

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

April 14, 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:

The pool remodel has begun and we anticipate opening in early to mid-May.

ARC Report:

First quarter of 2025:

Friendly reminders / First violation letters sent: 21

Requests received: 6

Approvals: 6 Denials: 0

We have enlisted the help of several neighbors on each street to help review our neighborhood from time to time. If anyone would like to join our "helper" list, they should contact the BOD. All helpers are kept anonymous and the Board members handle all paperwork. Our thanks go out to all our helpers!!

The dead maple tree was replaced by Pikes in the spring (no cost, covered by warranty).

Rental Update:

We remain at capacity for our rentals.

Our leasing forms, located on our website MartinsFarm.com, have been updated. Landlords are responsible to review these documents and requirements before renewing an existing lease or applying for a new lease. A friendly letter was sent to all landlords reminding them they are responsible to review the forms and renew leases at least 15 days before the expiration date of the current lease, and the requirements and consequences for missing the deadline:

The current administration fees are \$700 for a new lease and \$350 for a renewal (updated January 1, 2025 and subject to change). Consequences for renewing a lease and allowing a tenant(s) to remain without written approval from the Board of Directors:

- *Fine of \$2,000 will be levied against the home and you must complete the approval process within 30 days of the termination date of the original lease.*

If appropriate paperwork is not provided and approval is NOT given within 30 days of the termination date of the original lease:

- *You must evict the tenant(s) AT YOUR COST;*
- *You lose the privilege of renting your home for one year and must re-apply after that time.*

If you lose the privilege of renting you will have to reapply. We are currently at our limit for rentals as detailed in our leasing covenant. Therefore you would go on the waiting list until a spot opens.

Treasurer's Report:

o Beginning balance January 1, 2025: (includes reserve)	\$ 43,042
— Income – First Quarter of 2025: Includes dues, fines, closing letters, rental fees	\$ 86,344
— Expenses – First Quarter of 2025: (Amount spent on pool remodel to date = \$25,703) (Insurance is roughly \$6K)	\$ 46,515
— Cash balance end of first quarter March 31, 2025. (Includes reserves)	\$ 82,871

Operating balance as of March 31, 2025 **\$ 82,871**

The quote for the pool remodel was \$40,808. We added a 20% safety factor and rounded the number up to \$50K because we knew going in we were looking at a leak. Half the reserve has already been spent and we are going to spend the entire remaining amount of \$25,000. Due to the extensive leaks and additional costs we are going to be short, so we're going to have to make up the excess in other areas. The number could go even higher as they are working on the leak, depending on what they find. As the year progresses we can decide what and if items need to be eliminated.

Dues update: We have two outstanding homes. Carolyn has been in touch with both and we expect full payment plus late fees.

Kurt Morris and Debbie Hughes validated the account balances at the end of the meeting.

Graduation Banner: We are again preparing the graduation banner to honor our high school seniors. As of today we have six names. The cost is approximately \$75; the banner will be hung at the clubhouse at the end of April.

Meeting adjourned at 7:25 PM. The next meeting is scheduled for Monday July 14, 2025, 7 pm at the clubhouse. As always, all residents are invited to attend.