

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

July 14, 2025

[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, Bruce and Donna Edwards, 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:** In 2025 we have accomplished several items, the largest of which is repairing and remodeling the pool. Last year we completely remodeled the tennis courts. At this point we're tightening our belts to get through the remainder of the year.

**ARC Report:**

Second quarter of 2025:

Friendly reminders / First violation letters sent: 30

No complaints received, several "I didn't realize it was so bad" comments.

Requests received: 8

Approvals: 8          Denials: 0

**Rental Update:**

We remain at capacity for our rentals.

**Treasurer's Report:**

o Beginning balance April 1, 2025:	\$ 82,871
— Income – Second Quarter of 2025:	\$ 2,946
Includes dues, fines, closing letters, rental fees	
— Expenses – Second Quarter of 2025:	\$ 50,592
— <b>Operating Cash balance end of second quarter June 30, 2025</b>	<b>\$ 35,225</b>

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

Right now it looks like we'll end the year around \$9K, we normally try to shoot for closer to \$15,000. We need to be as fiscally conservative as possible for the rest of this year. We may drop out fall flowers and fall pinestraw refresh which will add approximately \$1700 to our treasury.

Reserves: Now at zero, we used the entire amount for the pool remodel/repair. We currently have no reserves for any future capital expenses such as replacing another pump, resurfacing the tennis courts, etc. The second pool pump is leaking as we speak and will have to be replaced in the next year or two, if not before.

Our tennis courts need to be resurfaced every five years. Estimated cost of resurfacing \$8,000, quoted when we did the courts in spring of 2024. We need to save at least \$2000 a year beginning next year for the courts alone.

Dues: It's hard to gauge what 2026 will be like because we're still playing catch up; for example, we need new umbrellas and table tops, clubhouse needs all new furniture, other pump is old and on its last legs, etc.

The neighbors at the meeting felt it was very reasonable to increase the dues by \$50 for 2026, given all the work we've accomplished and still have to do, our dues compared to other HOAs, and the fact that we went 20 years with no increase. The dues discussion was tabled until our next meeting.

Some good news! After months and many hours of work, we received reimbursement for the check stolen from our landscaper and fraudulently cashed out of state. We did not incur any fees or costs (except hours of time) and are fully reimbursed. Check was stolen in August 2024; we were reimbursed by PnC in January 2025. We have closed that account and now bank with Wells Fargo.

### **Pool Remodel and Final Costs:**

Contract for remodel: \$40,808; we knew we had at least one major leak so we budgeted for \$50,000.

Final cost, including two leak repairs and significant delamination: \$57,237 (higher than quote by \$16,429).

Additional cost of pool pump replacement (failed last year): \$5,530 (was budgeted for 2025).

### **Total of 2025 costs for pool remodel, leak repairs, pump replacement: \$62,767**

(minus \$40,808 from the original quote = \$21,959 in additional repair costs)

Fun fact: before we started raising the dues 4 years ago (when we were at \$450) total dues income was \$57,600. Pool remodel/repair costs for this year are 9% higher than our entire HOA dues income 4 years ago. Without the raise we would have had to issue a special assessment; this is how most other HOAs handle major expenditures such as our pool remodel.

In the past two years we've spend over \$110K improving our common areas and raising everyone's property values, with no special assessment. This was managed by holding off on other improvements (such as pool furniture), and the Board members doing a lot of work themselves.

Landscaping Service: While we are not completely happy with our current landscaping service, they are the least expensive game in town. We've had landscapers that cost up to \$1,000 per month, start out fine then fail. If our cost goes up we might have to look at an additional dues increase; we've been penny pinching for several years to cover expenses and hesitate to add to the monthly expenses. We will gather some quotes early next year.

Late fees & interest: GA law regulates POAs (property owners associations) more than HOAs, and they have specific laws stating that they cannot charge more than 10% late fees per month and 10% APY for interest per year. Per our covenants (below) we have the right to assess the late fee at our discretion, no specific amount is written. To avoid issues let's adopt the same policy. Motion to pass: Debbie Hughes, seconded: Kurt Morris. Motion passed and will be added to the website under "policies".

"Any assessment or installment thereof delinquent for a period of more than ten (10) days **shall incur a late charge in an amount as the Board may from time to time determine.**"

The picnic table in the playground area rotted and has been removed.

Meeting adjourned at 7:44 PM. The next meeting is scheduled for Monday October 20, 2025, 7 pm at the clubhouse. As always, all residents are invited to attend.