

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

April 13, 2026

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

Officers Present: Beth Lembo, Vice President; Carolyn Narreau, Treasurer/Secretary

Residents Present: Peter Narreau

Minutes recorded by Carolyn Narreau.

Meeting called to order at 7:04 PM.

Location: Martins Farm HOA clubhouse, 405 Golden Meadows Lane, Suwanee GA

**ARC Report:**

First Quarter, 2026:

Friendly reminders / First violation letters sent: 16

Requests received: 4

Approvals: 4      Denials: 0

**Rental Update:**

— We remain at capacity for our rentals with a waiting list.

**Treasurer's Report, First Quarter 2026:**

**Q1 2026 CASH BALANCE AND INCOME STATEMENT**

Last updated: 4/13/26

<u>BANK ACCOUNT</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>YTD</u>
Month Beginning Cash Balance	\$15,163	\$59,633	\$65,953	
Month Ending Cash Balance	\$59,633	\$65,953	\$66,537	
Reserves	\$3,000	\$3,000	\$3,000	
Month Ending Operational Cash Balance	\$56,633	\$62,953	\$63,537	
<u>INCOME</u>				
<b>TOTAL INCOME</b>	<b>\$63,773</b>	<b>\$21,402</b>	<b>\$5,225</b>	<b>\$90,400</b>
<u>EXPENSES</u>				
General & Administrative	\$5,608	\$710	\$0	\$6,318
Social Activities	\$0	\$0	\$0	\$0
Common Area Maintenance	\$4,256	\$10,364	\$3,156	\$17,776
Electric - Entrance and Street Lights	\$84	\$84	\$84	\$251
General Maintenance	\$8,780	\$3,350	\$774	\$12,904

<b>Contract Services</b>	<b>\$575</b>	<b>\$575</b>	<b>\$627</b>	<b>\$1,777</b>
<b>TOTAL EXPENSES</b>	<b>\$19,303</b>	<b>\$15,082</b>	<b>\$4,641</b>	<b>\$39,026</b>

Accounts and bank statements were verified by Vice President.

**Dues Collections for 2026:** Our collection period ended on April 1, 2026, with the following results:

Total Homes:	128	
Paid in full:		126
Unpaid/late:		2

Total dues owed (including late fees, etc.) as of 4/2/2026: \$2,012.26 (before interest)

### **Delinquent Assessments and Collection Actions**

Two homeowners failed to remit their mandatory assessments and did not communicate with the Board during the formal collection period, despite repeated notices sent via email and USPS. As a result, liens have been placed on both properties, with all associated lien filing costs added to the outstanding balances. These liens encumber the titles to the properties and prohibit any sale, transfer, or refinancing until the amounts owed are satisfied in full. Additionally, community property access has been restricted.

Should the accounts remain unpaid, the Board will proceed with filing small claims actions in early May. All court-related costs, including filing fees, service fees, legal costs, and any other associated expenses, will be added to the respective homeowners' balances.

This collection process, including the placement of liens and, when necessary, the pursuit of legal action through small claims court, has been the Association's standard procedure for many years when mandatory assessments go unpaid. The Board has successfully litigated such matters on prior occasions, with judgments obtained. In most cases, payment is received promptly upon service of the court summons by the sheriff.

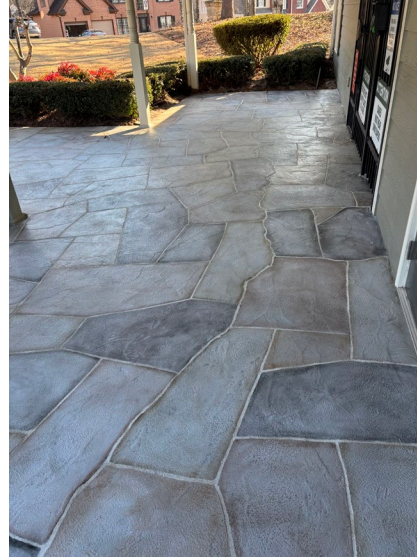
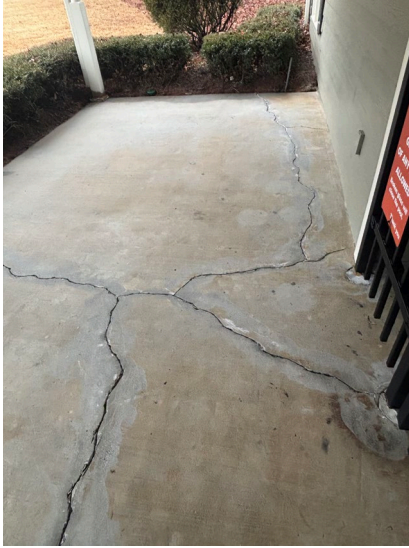
The Board remains committed to enforcing the Association's governing documents and ensuring the timely collection of assessments for the benefit of all members.

### **2026 Projects / Expected Expenses**

We have completed the remodeling of the clubhouse and pool entrance area.

- Refreshed pool area and clubhouse, which now feature:
  - Fresh paint, new furniture, ceiling fans, window treatments, and acoustic tiles in the clubhouse
  - Repainted bathrooms
  - New umbrellas, and stylish outdoor furniture
    - Tables – green is no longer available, white tables have been ordered
  - Repaired and repainted pool gate and fence
  - Removed dead trees and planted new holly bushes along back of pool deck
  - Power washed entrance signs, fencing and curbs

- A beautiful new flagstone-style coating on the concrete under the canopy (before and after pictures below)



- Possible pool pump replacement, quoted last year at \$5,000. We did replace one pump in 2025 at a cost of \$5,000. The remaining pump leaks on and off. Have to wait until pool opens to see what shape the pump is in.
- Pressure regulator for irrigation system, \$850.
- Unplanned Expense: The street sign in the Estates on the corner of Annandale Lane and Country Estates Drive was vandalized for a second time; cost of repair was \$775. The Town does not repair our upgraded signs. For reference, last year we had to remove the light from in front of the Estates sign because it had been broken several times and was unsafe – wires were broken and exposed. The bus stop is at this location and we have no way to stop the kids from kicking and breaking items.

Meeting adjourned at 7:20 PM.

Our next meeting is scheduled for Monday July 13, 2026, 7 pm at our clubhouse. As always our meetings are open to all HOA members. Any changes will be posted on our website: [MartinsFarm.com](http://MartinsFarm.com).