

MARTINS FARM HOMEOWNERS' ASSOCIATION

Meeting Minutes

July 13, 2026

MartinsFarm.HOA.BOD@gmail.com

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

Residents Present: Peter Narreau

Minutes recorded by Carolyn Narreau.

Meeting called to order at 7:03 PM.

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

ARC Report:

Second Quarter, 2026:

Friendly reminders / First violation letters sent: 24; 23 cleared, 1 neighbor needs more time

Requests received: 13

Approvals: 13 Denials: 0

In June a person was spotted leaving cigarette butts and empty cigarette packages around the picnic area; more than 100 butts were picked up by our Board members over the course of a few weeks. The cameras allowed us to catch the individual who was warned of a \$500 fine if the littering didn't cease immediately; it did.

Rental Update:

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

Treasurer's Report, First Quarter 2026:

Q2 2026 CASH BALANCE AND INCOME STATEMENT

Last updated: 7/06/26

<u>ACCOUNTS</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>YTD</u>
Month Beginning Cash Balance	\$66,537.00	\$60,497.99	\$58,131.79	
Month Ending Cash Balance	\$60,497.99	\$58,131.79	\$54,619.57	
Month End Reserve Account Balance	\$3,000.00	\$3,000.15	\$10,000.23	
Month End Operating Checking Account Balance	\$57,497.99	\$55,131.64	\$44,619.34	
<u>INCOME</u>				
TOTAL INCOME	\$4,320	\$2,350	\$475	\$7,145
<u>EXPENSES</u>				
General & Administrative	\$146	\$78	\$52	\$275
Social Activities	\$0	\$72	\$0	\$72
Common Area Maintenance	\$3,727	\$3,908	\$2,777	\$10,412

Electric - Entrance and Street Lights	\$84	\$84	\$84	\$251
General Maintenance	\$2,075	\$0	\$500	\$2,575
Contract Services	\$4,327	\$575	\$575	\$5,477
TOTAL EXPENSES	\$10,359	\$4,716	\$3,987	\$19,062

Accounts and bank statements were verified by President and Vice President.

Expenses:

Pool: New Pool Pump: \$5,237

Filtration Sand Replacement: \$2,300

Mold remediation in pump room: \$2,000

Flowers, mulch, pinestraw, repairs to sprinkler heads: \$3,700

Replacement sprinkler controller: \$492

Pool / Pump Update:

New pump has been installed and is working well. It should save us money on the electric bill, and also manage the water better.

Meeting adjourned at 7:34 PM.

Our next meeting is scheduled for Monday, October 12, 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.