***MARTINS FARM HOMEOWNERS' ASSOCIATION***
***Meeting Minutes***
***October 12, 2026***
*MartinsFarm.HOA.BOD@gmail.com*

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

Residents Present: Peter Narreau, Donna and Bruce Edwards, Randy and Stacy Marko

Minutes recorded by Carolyn Narreau.
Meeting called to order at 7:03 PM.
Location: Martins Farm HOA clubhouse, 405 Golden Meadows Lane, Suwanee GA

**President's Remarks:**
We had a successful pool season this year. No major incidents or repairs. The new furniture, umbrellas and renovated clubhouse were also well received.

**ARC Report:**
Third Quarter, 2026:
Friendly reminders / First violation letters sent: 34
Requests received: 7
Approvals: 6 Denials: 1

**Rental Update:**
— We remain at capacity for our rentals with a waiting list.

**Treasurer's Report:**

***Q3 2026 CASH BALANCE AND INCOME STATEMENT***
*Last updated: 10/08/26*

| ACCOUNTS | JUL | AUG | SEP | YTD |
|---|---|---|---|---|
| Month Beginning Cash Balance | $54,619.57 | $41,480.87 | $37,649.50 | |
| Month Ending Cash Balance | $41,480.87 | $37,649.50 | $35,162.08 | |
| Month End Reserve Account Balance | $10,000.32 | $10,000.40 | $10,000.49 | |
| Month End Operating Checking Account Balance | $31,480.55 | $27,649.10 | $25,161.59 | |
| **INCOME** | | | | |
| TOTAL INCOME | $375 | $348 | $750 | $1,473 |
| **EXPENSES** | | | | |
| General & Administrative | $200 | $0 | $0 | $200 |
| Social Activities | $0 | $0 | $0 | $0 |
| Common Area Maintenance | $10,848 | $3,014 | $2,576 | $16,438 |

| | | | | |
|---|---|---|---|---|
| **Electric - Entrance and Street Lights** | **$86** | **$87** | **$87** | **$259** |
| **General Maintenance** | **$1,700** | **$447** | **$0** | **$2,147** |
| **Contract Services** | **$679** | **$632** | **$575** | **$1,886** |
| **TOTAL EXPENSES** | **$13,514** | **$4,179** | **$3,238** | **$20,931** |

We are forecasting a year end balance of approximately $11,000, which will cover our first quarter expenses as we collect dues. Accounts and bank statements were verified by President and Vice President.

**Unexpected Expenses:**

July - $7,537 – replaced second pool pump and replaced sand in the filters.

July - $1,700 – mold remediation in pump room.

**2027 Dues:**

The current annual rate of inflation is 3.4%. Increasing our dues by the rate of inflation will increase the dues by $25, bringing the total to $750. The Board approved the increase.

**Tennis Courts:**

We had a two cracks show up on the far side of the courts. Our contractor repaired them at no cost to us because we are still under warranty. We confirmed the courts will need to be resurfaced in 2029 which will give us another five year warranty. Cost estimated at $10,000.

**Holiday Lights:**

We hired a new contractor to handle the holiday light installation this year and saved over $400. We will have the same look as we did last year.

**Pool:**

We reached out to seven contractors and received three quotes, only one of which was near to our current cost.

This biggest issue we faced with the pool in 2026 was the water was sometimes cloudy. This happened in June and July, our biggest usage months. We believe the reason is because the water had to be shocked heavily due to the number of people using the pool.

Suggestion: Most communities open their pools on Memorial Day and close them on Labor Day. If we open the pool on May 15 (instead of May 1) and close the pool on September 15 (instead of September 30), this would save eight service calls, which could be applied to June and July – our heaviest usage time - bringing the weekly service to three times a week, with not much of a change in price. (New contract is not yet ready.) The pool company would not need to shock as heavily since they will be servicing the pool more frequently. Board voted and approved the proposal. Neighbors in attendance also approved the change.

**Meeting Schedule for 2027**:

January 18, April 12, July 12, October 11, 6 pm at the clubhouse.

**Please note we've moved the time to 6 pm.

Meeting adjourned at 7: 25 PM.

Our next meeting is scheduled for Monday, January 18, 2027, 6 pm at our clubhouse. As always our meetings are open to all HOA members. Any changes will be posted on our website: MartinsFarm.com.