

# Thornbrook Home Owners Association Annual Meeting

February 22, 2024

## Minutes

Meeting called to order at 7:05 pm at the Sanctuary of Noonday Church. Quorum was established with 26 homeowners and 8 proxies

**In attendance:** Rita Hale, Mike Glenn, Nancy Tiffany, homeowners from the Thornbrook subdivision

- 1) **Call order, confirm Quorum, approve minutes of 2023 annual meeting**
- 2) **Nomination and Election of Board Directors**
- 3) **Thank you to the volunteers of 2023**
- 4) **Presentation of the 2024 budget (revised from packet) by Mike Glenn**
- 5) **Previous business/2023 Accomplishments reviewed:**
  - Pool upgraded to salt water
  - Pool pump replaced
  - Small pond fountain repaired
  - Newsletter put out on a quarterly basis
  - New subdivision website
  - New signs for the common areas were purchased (will be put up once weather is better)
  - Mailbox standards provided to residents
  - Speed bump evaluation was complete and county criteria were not met
  - Had 2 garage sale days (in May and October)
  - Dead trees along Thornbrook Lane and in front of tennis courts removed
  - Fence painted along Thornbrook Lane and front of subdivision
  - Front sign painted
  - Front bed was improved with more foliage
  - Tennis court squeegee and score poles replaced
  - Drinking fountain at pool repaired
  - Plumbing at pool house repaired (replaced faucets damaged by frozen pipe)
  - Pool bathrooms, hallway ceiling repainted
  - Bees removed by playground, snakes removed and prevention measures put around pool house
  - Front pond fountain motor replaced
  - 3 Tennis court lights replaced
  - Cut down overgrowth around pond
  - New holiday decorations bought and put up
  - Trash can “out of sight” campaign by ACC, 32 letters sent out

- Social events including pickleball and neighborhood parties

**6) Previously undecided business**

- Contact Cobb Co. about sidewalk in the front of neighborhood
- Replace playground parts
- Add security lights by playground
- Painting gazebo deck and back of front entrance sign
- *Need for additional board members*

**7) New business**

- Possibly dredge pond this year
- Resurface tennis courts, add pickleball outline on other tennis court
- Cut down dead trees by nature trail
- 2 crepe myrtles to plant by tennis court (replace removed trees)
- Renegotiate trash contract

**8) Questions and resident concerns**

- Is Waste Connection recycling and should we pay for it?
- Can residents Christmas tree be picked up by Kenny Smart?
- Can Kenny Smart cut down magnolia tree at the corner of Christacy Way and Thornbrook Lane? All agreed at meeting to cut down resident's tree since it is causing blind spot for street.
- Eric of the ACC addressed the trash can problem
- Jessica Nalley volunteered to be responsible for Garage Sale days.
- Residents told that they will not be assessed for pond dredging
- Resident recommended bushes by pool be cut back so that the parking lot is more open to see any problems in parking lot
- Resident concerned about appropriate swim attire being worn at pool.
- Resident concerned about lack of lighting by playground and around parking lot
- Residents are concerned about drug trafficking in parking lot. They were told to call police if they see something suspicious.
- Suggested to residents to wax mailbox to keep it from fading

**Adjournment at 8:20 pm**