



Sentinel Walk Homeowners Association, Inc.

P.O. Box 2717

Kennesaw, GA 30156

Chris Coker - President, Rob Trueba - Treasurer, Felicia Cannon - Secretary

Meeting: SW HOA Meeting
Date: Thursday, November 9th, 2023
Location: Zoom Meeting – Link: [SW HOA 2023 Annual Meeting](#)
Time: 7:00 PM – 8:00 PM

Agenda	Time	Speaker(s)
Welcome/Meet and Greet on Zoom	6:55 PM – 7:00 PM	
Call Meeting to Order: <ul style="list-style-type: none">Meeting protocol: Respect HOA Board Members and HomeownersPlease keep yourself muted – Helps with audio quality (we encourage your cameras on)Approval to move from Nov. 16th, 2022, Minutes	7:00 PM – 7:05 PM	
President Updates: <ul style="list-style-type: none">New HOA Board member: Stacey PorterLegal update:<ul style="list-style-type: none">No legal issues outstanding on Liens, foreclosures, bankruptciesEngaged with law firm – Dorough & Dorough, LLC to update our CCR & BylawsARB Request:<ul style="list-style-type: none">Must follow SW HOA CCR & By-Laws\$250 Fine for any exterior projects started without HOA ARB ApprovalNew request needed after 90 days of approval and project not started from date of approval.	7:05 PM – 7:10 PM	
Treasurer Updates: <ul style="list-style-type: none">2023 HOA Account Balance (see attached financial statement)<ul style="list-style-type: none">Bills, contracted vendors, repairs,Comments about delinquent accounts – Fines will be added to 2024 duesHOA Dues for 2024 is \$500.00 which is due by 5:00PM on Feb 28th, 2024Late fees and charges are \$100.00 for each violation (Admin and legal)	7:10 PM – 7:25 PM	
Neighborhood Affairs: <ul style="list-style-type: none">Watch your Speed – Keep to speed limit of 25MPH or below (posted speed signs)Yard Maintenance: \$100.00 on 2nd yard violation and other violations in that yearNeighborhood Watch – Volunteers needed for the board – VP, Community/Social Affairs - total of 5 Board membersPets – All Dogs MUST always be on a leash and clean after their mess!Parking – Park in garages or on driveways – No parking on the streets: No overnight parking of RV's Trailers, Boats, Campers - \$100.00 fine after 2nd warningTrash/Garbage Bins – None should be visible to neighborhood; pull-out and pull-back within 24hrs of pickup and after pickupPrivacy – Please make sure your outdoor items are properly stored and kept hidden as much as possible from your neighbors – Fence/Shrubs are good optionsHOA Website and email addresses available<ul style="list-style-type: none">http://www.sentinelwalkhoa.orgCopy of our CCR & By-Laws, ARB Request Form, Vendor List, Newsletters	7:25 PM – 7:45 PM	
Any Other Business: <ul style="list-style-type: none">Admin Affairs - Phone # and Email Address updates (If Any)End of Year Events – Start planning Thanksgiving and Christmas decorationsFood truck visit – Spring 2024 date TBD	7:45 PM – 7:55 PM	
Meeting Adjourned	7:55 PM – 8:00 PM	