



Twin Brooks Homeowners Association

P.O. Box 692 Lawrenceville GA 30046

tbha@twinbrooks.org

HOA Meeting Minutes September 29, 2023- 7:00 pm

Welcome and Introduction

Review of Previous Minutes

The minutes of the previous meeting were approved as presented.

New Business

Financial Report

As of September 2023, the HOA has received 84 payments, there are 14 delinquent accounts, 4 of those have been delinquent for multiple years. The bank account is \$15,325.38. Delinquent notifications will be sent out.

Community Update

Votes were counted for the Board Member election. 26 votes were counted, since the quorum was not met, Brandon was appointed as the third board member. The board will extend voting for a short time and include information in the next newsletter mailing on how to vote to those members who did not get their votes in as we would really like to get a quorum.

Current Board Members are Terri, Tasya, and Brandon. If interested in volunteering for an officer role of President, Treasurer or Secretary please reach out to us via email.

Confirmed that we will not hire a management company and our yearly dues will remain at \$100.

Discussed alternating meeting days. The board will be sending out a poll to the community to get a consensus on which day of the week works best.

Discussed community events to help bring everyone together such as neighborhood gatherings, community directory for those who want to share their skills with others, add to our website with a list of home maintenance referrals.

Pending concerns

Parking at 575 Twin Brook Way- Has improved but there has been at least one instance of parking on both sides in the last two weeks. A second notification was sent.

Parking at 505 Twin Brook Way – There is a safety concern of vehicles being parked on the blind drive coming off the hill. Concerns have been expressed verbally to a resident at the home in question.



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Loud Music on the weekends. Discussed county code and how to address complaints with the county. We will also address in a newsletter requesting neighbors to be courteous and mindful.

Chickens wandering in the road have become a safety hazard. This issue has been addressed with Code Enforcement. We will place a reminder in the next newsletter about acceptable practices.

Delinquent accounts are pending items for the association. There are some maintenance violations on the following properties 255, 575, 515, and 405. The Board is working with homeowners to address. The Board will determine the cadence of notices moving forward.

Section 8.02 in our covenants was on our agenda to be discussed with the full board later.