



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville, Georgia 30046

tbha@twinbrooks.org

www.twinbrooks.org

July 26, 2019 HOA Meeting HOA Meeting Minutes

Attendance:

This was the 3rd meeting of the year. There were 6 members present.

Items Covered:

Reading of Minutes- The minutes from the previous HOA meeting were approved as presented.

Treasurer's Report- The treasurer provided a copy of the financial report with HOA dues paid and expenses. Two more delinquent accounts were paid. The financial report demonstrates that the current annual HOA assessment of \$50.00 is not enough to cover the annual needed expenses.

Unfinished Business

No Parking Signs- This topic was brought up last year due to multiple vehicles being parked on the street, grass, sidewalk and parked against traffic. Some neighbors have expressed approval and disapproval of "No Parking" signs installed in our subdivision. HOA President Rosa Gutierrez, contacted the county and made a formal petition. Every home owner should receive a letter in the mail in the near future informing them of the process. Every home owner will have an opportunity to vote.

New Business

Financial Investment- At the April meeting there was a discussion of investing 50% of the HOA balance into a CD. At this moment the extra funds will be in part utilized for the retention of an attorney. There will be no purchase of a CD.

Fence Repairs- At the April meeting it was decided to go with the \$3,800 bid, to repair and paint the fence. As we met with the business owner to do the initial walk, he wanted to charge more. We then went with the second bid of \$4,200.

HOA Fee- During the past 18 months we have been looking at the expenses and the current HOA assessment fee is not enough to cover the needed expenses which include the P.O Box, electricity at the entrance, lawn maintenance, email, website and printing supplies. The proposed new HOA assessment fee starting in January of 2020 range from \$75.00 to \$100.00. Per our covenants, an evaluation of debits and credits should be done every year, there has not been an evaluation done since the subdivision was created. An annual assessment does not need a vote as it's based on the needs and expenses of the community.

Attorney Retained- An attorney has been retained to help improve and support our community in various ways.

- Collections- 18 delinquent accounts have been provided to the attorney to start the collection process. Per our covenants home owners who are behind on their dues will be responsible for any legal fees in addition to their past dues and interest accumulated.



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- GA Property Owners Act- This act provides several benefits to communities, visit the website for details www.twinbrooks.org we are currently not under such act. The attorney will submit our information to the proper entity so our community is under this act.
- Initiation Fee- The attorney will assist in adding an initiation fee to our covenants. This fee will create funding for the association and applies to any new home buyer in our community.
- Rental Restriction- The attorney will assist in drafting an amendment to our covenants to help bring down the number of rental properties in our community. The committee and several home owners has experienced several very unpleasant situations with tenants and owners of rental properties. Some of these situations created last year have not been yet resolved. The county code enforcement and the county police has been called on numerous occasions as well. Your vote will be needed to implement this amendment.

Detail information about the process of the different topics mentioned will be provided at the next HOA meeting.