



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

March 26, 2020

HOA Meeting Minutes

Attendance

This was the 1st HOA meeting of the year for the Twin Brooks Homeowners Association. There were 5 residents present.

Items Covered

Welcome- There was 2 new attendees.

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

Unfinished Business

Covenant's Amendment- The proposed amendment will include to the current covenants the Georgia Property Owners Act (POA), an initiation fee and leasing program for future homeowners. Current homeowners will not be impacted by the amendment. Currently there are 45 votes in favor and 16 against it, 67 votes are needed to pass the amendment.

New Business

Financial Report- HOA Treasurer Mr. Douglas Risk provided a copy of the financial report and went over each item. The HOA account balance is \$10,421.71. Homeowners continue to bring their accounts current. Some homeowners have sent their HOA dues via mail, drop off, Cash App and via website.

Currently there are 26 homeowners who have not yet paid their 2021 HOA dues. The grace period ends on April 1, 2021. An email and/text was sent to 15 of these homeowners reminding them of the due date. There is no current email or phone number for the rest of the homeowners. All received a second invoice in March with the grace period due date.

Community Improvement- Mailbox Beautification Project- As a homeowner it is our responsibility to properly maintain our homes, this project will provide financial assistance to homeowners who need to repair, paint or wash their mailbox. The HOA has contacted a company that will charge \$50 for the painting or pressure washing of the mailbox. The HOA will contribute \$25 toward the \$50 fee. If your mailbox needs other repairs besides painting or washing, the HOA will contribute the same \$25 towards such repair. The homeowner will need to buy the paint and the homeowner must be current with their dues to receive the HOA contribution. Additional details will be sent in the next couple of weeks.

Community Activities

Movie Night- We are planning a movie night for Thursday April 1st, 2021 at 7:30 pm. The location is the grass space between 1000 and 1010 Twin Brook Court. Residents can bring their chairs/blankets, refreshments and enjoy the movie.



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville GA 30046

Tbha@twinbrooks.org

Yard of the Month- This is a topic we have talked about since last year. We are happy to start it this year (again). This project will run from May to September. On each of those months one home will be named winner of the yard of the month and will receive a \$50 gift card to Home Depot. We need volunteers to judge the yards.

Adjournment

The meeting was adjourned approximately at 8:25 pm. Next meeting will be June 25th, 2021.

HOA Meeting Attendance March 26, 2021

Name	Address	Email	Phone #
Doug Risk	425 Twin Brook Way		
Cindy Beamon	574 Rivulett Court		
Albaluisa Gomez	455 Twin Brook Way		
Orlando Agostini	400 Twin Brook Way		
Rosa Gutierrez	420 Twin Brook Way		