



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville, Georgia 30046

tbha@twinbrooks.org

www.twinbrooks.org

September 25, 2020 HOA Meeting Minutes

Attendance:

This was the 2nd, meeting of the year. There were 4 members present.

Items Covered:

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

Unfinished Business

Covenant's Amendment- The amendment would allow to submit the Association to the Georgia Property Owners' Association Act, to add an initiation fee, and to add leasing provisions to the covenants. We are in the process of collecting the proxy forms.

-45 members are in favor

-16 members are against

-38 members have not participated

New Business

Financial Report- The treasurer Mr. Douglas provided a copy of the financial report which included HOA dues paid and expenses. Homeowners continue to make their accounts current through the attorney retained. As of September 25th, 2020 the current balance is \$10,421.71.

Delinquent Accounts- As of September 25th, 2020 there are 90 accounts current. Out of the 10 accounts not current 5 are from 2019, 2 are being handle by the attorney for court proceedings, 2 are in payment plans and 1 will be submitted to the attorney. The remaining 5 accounts are late for this year. Out of the 6 late accounts 3 are homeowners who reside in the community and 3 are rental properties.

This is a huge improvement from 2019 where 18 accounts were submitted to the attorney. Due to this improvement the association will not renew the contract with the attorney for the next year. The attorney will still handle collection accounts for us but on an hourly rate not with a retention fee. The homeowner will still be responsible for all legal fees.

HOA Board of Director Election- Ms. Terri Wellman volunteered to run for one of the Board of Directors position. The Proxy form was sent out and 3 votes were received. Ms. Wellman indicated she would still volunteer and assist the HOA regardless that the 66% vote was not received.

Community Activities- There was a discussion about community gatherings. Rosa shared that neighbors in the cul-de-sac of Twin Brooks Court a family has indicated interest in assisting and participating in a community 'BBQ' or gathering. Locations were discussed as well as having the gatherings by street and also one as a whole community. The date discussed was for this event was for late October 2020. Having a raffle was also discussed.



Twin Brooks Subdivision

P.O. Box 692 Lawrenceville, Georgia 30046

tbha@twinbrooks.org

www.twinbrooks.org

Rosa presented an idea to provide positive feedback to homeowners who maintain their home and lawn in good shape. Generally a notice of a violation goes to homeowners who are in violation of a code in the covenants. These notes will be given to homeowners for complying with the covenants. The cost for these notes is approximately \$25 for 300 notes.

Rosa also asked to be allowed to purchase holiday decorations for the entrance, approximately \$50 for fall decorations and approximately \$100 for Christmas decorations. Letters for the board at the entrance need to be purchases as well. Those present indicated a vote to approve these purchases.

Ms. Terri asked if the decisions of the HOA are legal since there is no full Board of Directors and/or a Board of Directors elected by 66% of the homeowners. Rosa responded that the committee is doing the best they can with what the committee has in regards to participation from homeowners and that she would ask the attorney and get an answer for her. Ms. Terri also asked if the attorney had read our covenants, Rosa responded yes.

There was a discussion about charging a fee for providing a closing letter when homes are for sale. Rosa indicated that usually when she receives a request for a closing letter, 2 of the fees indicated on these letters are an initiation fee (which is part of the amendment) and a fee for the closing letter. These are fees that can provide additional funds for the community. Although these would be small fees, they can be used in part for a community gathering or a raffle. Rosa will look into the closing letter fee.

Meeting Dates for 2021

March 27, June 26 and September 25