

MARIETTA COUNTRY CLUB ESTATES HOA

MEETING MINUTES APRIL, 25, 2022

Call to order

A meeting of Marietta Country Club Estates was held at 1111 Hazeltine LN. At 5:30 PM.

Attendees

Attendees included Giles Bowman (President), Tom Balkema (Secretary), Don Campbell, Dina Dlugos, Jennifer Everett, Denny Lim

Members not in attendance

Members not in attendance included Richard Thompson, Chrystal Campbell, Krista Young .

Approval of minutes

Reading of the minutes was waived, motioned by Denny Lim, 2nd by Don Campbell.



Committee Reports

✓ Financial

FINANCIAL REPORT

Rick Thompson reviewed and gave the treasurer's report at 4/22.

Status of HOA Account	
Operating Fund: Pacific Checking 0030386302	\$ 17,056.94
Reserve Fund: Pacific Reserve 0030608526	\$ 20,139.43
Total Assets as of 3/31/2022	\$ 37,196.37

Per Rick's written summary, the quarterly and monthly book work appears to be in order with no noticeable discrepancies.

" I reviewed the bank statements and financial reports. I found the bank statements carried forward the balances associated with the December reports with no exceptions. Expenses appear to be normal, totaling \$2,027 and of the management fees, tax preparation and office expenses for the first quarter. The budgeted dues for the year totaling \$12,875 was for all lots but now reduced by one lot as the two lot property at 1346 MCCD was adjusted to one fee which now provides a budget of \$12,750 per Scott's comments. This change was apparently agreed to by the prior board. Scott's report indicates \$12,125 dues paid in 2022 representing \$250 of past due accounts and \$375 of accounts prepaid in 2021. There also receipts of \$750 for ACC Plan Review. I reviewed the tax return reported as filed by Scott and found the amounts agreed to the 2021 financial reports previously reviewed.

✓ Architecture Standards

Per Kay Johnson,

- Presently four homes under construction, 2 new builds and on 2 major renovations.
- Due to size of home projects, the desired one year construction window is highly likely to be exceeded. In addition lack of materials and workers can at times be a project slowdown event.
- It was brought up that the porta potties on site have not been shielded from general viewing as previous. Kay was going to review the actual statute in CC&R's.
 - The board recommended that this sort of shielding of the potties be implemented considering the expected lengthy time frame of construction.

- Simon Touma, 1330 MCCE Drive has gotten approval in working with the ASC to cover the large patio area above his garage bordering Lattimore Farm Drive.

✓ **Social**

- The annual HOA Christmas/Holiday Party is tentatively scheduled for December 2, 2022.
- Jennifer Everett and Dina Dlugos have volunteered to assume lead actions for this event planning going forward.
- The board topic of exploring other options for resident participation events was discussed, including the lack of support for other events outside of the Holiday party in years past.
- Jennifer and Dina will explore the options of a fall resident event. Target date is October 30, Sunday, 2 PM to 4 PM. Jennifer and Dina will report out progress in planning and estimate the potential costs of said event for budgeting and board approval.

Unfinished Business

- Cobb County DOT temporarily installed flashing digital speed awareness sign. It worked for 48 hours and malfunctioned. Giles said I discussing with DOT the sign placement was temporary and not likely to be replaced.

New Business

- Giles noted that the HOA board did not have a designated secretary for meeting notes etc. He requested that a board member volunteer for the position. Tom Balkema accepted the role.
- Kay Johnson asked that one of the processes, the MCCE Homeowners Directory be added to being maintained by another party in the HOA. Tom Balkema volunteered to accept the role.

Open Forum

The board discussed on-going actions in the community regarding property decisions and other activities requiring actions worthy of documentation. Some members of the board felt that they were not as informed of sub-division actions so they could best represent the board in the community and the board consensus was to ask that the communication loop be enhanced.

The board is asking that the ASC and Carter Communities advise the board of significant actions or those worthy of documentation on a monthly basis. With respect to the ASC and Carter Communities a simply bullet point email to Giles monthly or as needed will be requested to be implemented now. Frequency of usage of this information will be further defined at the next board meeting.

Decisions

- 1. The board recommended that this sort of shielding of the potties be implemented considering the expected lengthy time frame of construction.**

Action Items

- 1. The ASC and Carter Communities will forward communications of items worthy of documentation to Giles on a monthly basis going forward. Giles can distribute to board members via email.**

Announcements: Next Meeting 3rd Quarter HOA Board Meeting – Monday, July 25th

Future Planning

Annual HOA Meeting – Tuesday, October 25th

4th Quarter Board Meeting – Following Annual Meeting

Christmas/Holiday Party – Friday, December 2nd

Adjournment

The meeting adjourned at 6:42 p.m.

Tom Balkema

Secretary

Date of approval