

# MARIETTA COUNTRY CLUB ESTATES HOA

## 1st Quarter HOA Meeting Notes

Meeting Minutes  
February 27, 2024

### Call to order

A meeting of Marietta Country Club Estates HOA was held at Marietta Country Club at 6:00 PM. Meeting called to order by Giles Bowman at 6:05 PM.

### Attendees

Attendees included Giles Bowman (President), Tom Balkema (Secretary), Richard Thompson (Treasurer), Don Campbell, Jennifer Everett, Chris Campbell

### Members not in attendance

Members not in attendance: Denny Lim, Dina Dlugos

### Approval of minutes

## Committee Reports

### ✓ Financial

#### FINANCIAL REPORT

Rick Thompson reviewed and gave the treasurer's report.

<b>Status of HOA Account</b>	
Operating Fund: <b>Pacific Checking 0030386302</b>	\$ 12,775.75
Reserve Fund: <b>Pacific Reserve 0030608526</b>	\$ <u>20,366.58</u>
Total Assets as of <b>1/31/2024</b>	\$ 33,122.13

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

There were no notable items regarding the finance's. The HOA presently has resources that total \$33,122.13 in checking and reserves. Rick noted at the end of last year total HOA Reserves was just over \$24,000.

Rick did point out we need to establish and approve a budget in 2024 prior to the annual Home owners meeting.

### ✓ Architecture Standards

Per Kay Johnson and Ann Stovall,

- There will be two new ground up homes under construction by late spring. Lots on Marietta Country Club Drive and Lattimore Farm Place.
- The new home construction will begin on Marietta Country Club Drive as soon as permits are finalized.
- 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.
- New Homeowners Directory has been update and produced in January 2024. The directory can be accessed on the Carter Communities web site and hard copies ordered from Kay Johnson.
- The ASC briefly discussed a small percentage of homeowners that refuse to keep their landscaping, especially trees tidy. Even after several requests from the ASC, some homeowners have not been

cooperative. All homeowners owe it to all residents to keep our lovely neighborhood first class and put in effort to keep each landscape well maintained.

✓ **Architecture Standards (Con't)**

- Discussion with ASC and HOA board about how best to deal with non compliant residents. Should they be fined? How much fine? How many notifications to request cooperation. The ASC will further investigate and bring proposal to board for discussion and approval.
- ASC reported lawn signs, birthdays, graduations, elections, holidays, etc. Have stayed on property for a month in some cases. The board agreed in most cases this was too long. The covenants say there should be no lawn signage. To be reasonable the board approved a one week signage allotment in most cases. TBD case by case.

✓ **Social**

- The annual HOA Christmas/Holiday Party is tentatively scheduled for December 1, 2024.
- We will be having another Neighborhood Fall Party for all residents at the Country Club. Target date is October 29<sup>th</sup>, 4:00 pm to 6:00pm. Jennifer and Dina will report out progress in planning and estimate the potential costs of said event for budgeting and board approval.

**Unfinished Business**

Determine if non compliant homeowners that do not keep landscape especially trees should receive fines for non-compliance.

**New Business**

Quiet Winter, no new business discussed

**Open Forum**

The board endorses the use of the GroupMe Neighborhood app, currently with 100 resident users. A friendly reminder is the app intention is for quick comments for home services, such as painters or plumbers recommendations or issues impacting the MCCE sub-division. It is not for posting personal attitudes on subject not applying to the MCCE neighborhood quality of life.

**Decisions to be Completed**

1. Determine if there should be a fine for resident in non-compliance for landscape upkeep/
2. Establish ground rules/guidelines for on home site lawn signage
3. Develop Operating budget prior to November 2024.

**Action Items**

1. **The ASC and Carter Communities will continue to forward communications of items worthy of documentation to Giles on a monthly basis going forward. This process has been working effectively. Giles can distribute to board members via email.**

**Announcements: Next Meeting 2nd Quarter HOA Board Meeting – Tuesday, May 21<sup>st</sup>.**

**The meeting location is Marietta Country Club.**

**Future Planning**

**Annual HOA Meeting – Tuesday, November 12th**

**4th Quarter Board Meeting – Following Annual Meeting**

**Christmas/Holiday Party – December 1, 2023**

**Adjournment**

**The meeting adjourned at 6:37 p.m.**

*Tom Balkema*

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**HOA Secretary**

**Date of approval**