MARIETTA COUNTRY CLUB ESTATES HOA

1st Quarter HOA Meeting Notes

Meeting Minutes
February 11,2026

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 6:04 PM.

Attendees
Attendees included Giles Bowman (President), Tom Balkema (Secretary), Jennifer Everett, Judy Harper, Ann Stovall

Members not in attendance
Members not in attendance: Chris Campbell , Dina Dlugos, Don Campbell, Denny Lim

Approval of minutes

➡ ***Committee Reports***

✓ **Financial**

FINANCIAL REPORT

Status of HOA Account	
Operating Fund: **Pacific Checking 0030386302**	$ 17,402.07
Reserve Fund: **Pacific Reserve 0030608526**	$ 20,693.93
Total Assets as of **1/31/2026**	$ 38,096.00

✓ **Architecture Standards**

Per and Ann Stovall**,**

- The 3 family homes currently under construction all remain on course as planned for completion.
  - 2212 Lattimore Farm Drive (Old Waddle home) is nearing completion of remodel and new owners to move in soon.
  - 2202 Lattimore Farm Drive has been sold. A significant remodel is planned to start very soon in 2026. 2025
  - 1335 Marietta Country Club Drive has been sold. Tyler and Katie Tidwell new owners.
- Ann Stovall recommended it is time for The "Spring Flier" will to be sent via Scott Carter encouraging neighbors to spruce up their homes and yard for the spring and summer. It will also be personally delivered to mailboxes.
- New Homeowners Directory continued updates. The directory can be accessed on the Carter Communities web site for download as needed and hard copies ordered from Ann Stovall.

✓ **Social**

- No Action

Unfinished Business

The board discussed the MCCE regulations via home rentals particularly due to a current situation in the neighborhood. Giles Bowman checked into the temporary rental arrangement. The findings was there was no rental situation but the home owners letting their friends stay short term until their home was made available.

New Business

- Giles Bowman recommended the board revisit the MCCE regulations regarding home rental standards in our community. This would at least insure that the board was knowledgeable in this regard should the situation occur.
- The issue of potential adding a "buy-in" clause for future home owners at closing to join the MCCE HOA was recommended to be discussed at the next board meeting 2nd quarter. The intent would be to examine if a financial amount (TBD) was feasible to be assessed for new homeowners purchasing homes in MCCE and being in the HOA.

Open Forum

Decisions to be Completed

Action Items

Announcements: Next Meeting 2nd Quarter HOA Board Meeting will be in May.

The meeting location is Marietta Country Club.

Future Planning

Adjournment The meeting adjourned at 6:25 p.m.

Tom Balkema

HOA Secretary **Date of approval**