MARIETTA COUNTRY CLUB ESTATES HOA

Annual Homeowners Meeting

Meeting Minutes
November 11,2025

Call to order
A meeting of Marietta Country Club Estates HOA was held at Marietta Country Club at 7:00 PM. Meeting called to order by Giles Bowman at 7:05 PM.

Board Members in Attendance
Attendees included Giles Bowman (President), Tom Balkema (Secretary), Don Campbell, Jennifer Everett, Chris Campbell, Denny Lim, Ann Stovall

Members not in attendance
Members not in attendance: Dina Dlugos

Approval of minutes : Motion to by pass previous annual meeting as there was not an official quorum.

President Giles Bowman welcomed the large turnout of residents, noting that this was the first meeting in five years to exceed the official quorum, as defined in the bylaws, for in-person and proxy votes. Giles thanked the audience for the good in person turnout.

Election Board of Trustees

Since there had not been official meetings resulkts due to low resident turn outs the MCCE HOA board contined to service without designation of terms of office.

The existing Board of Trustees was Tom Balkema, Giles Bowman, Chris Campbell, Don Campbell, Dina Dlugos, Jennifer Everett, Denny Lim, and Ann Stovall.

The Nominations of term designations by the board included

4- 3 year-term positions

3- 2 year term positions

3- 1 year term positions

The entire board was agreed to be retained and elected by resident acclamation.

Resident Judy Harper was nominated from the floor by Chris Campbell. Judy was approved to join the board by acclimation.

C*ommittee Reports*

- ✓ **Financial**

FINANCIAL REPORT

Giles Bowman and gave the treasurer's report.

Status of HOA Account	
Operating Fund: **Pacific Checking 0030386302**	$ 10,468.61
Reserve Fund: **Pacific Reserve 0030608526**	$ 20,639.71
Total Assets as of 9/30/**2025**	$ 31,108.32

Giles Bowman discussed the need to increase annual homeowner dues in 2026. The goal of the MCCE HOA board has to maintain approximately $25K as a safety net reserve. The projected amount at the end of year 2025 is approximately $19,307. The reserve is a standard amount for a homeowners' HOA of our size. It is a safety net for any unforeseen increase in annual expenses or litigation.

The annual homeowner HOA dues were approved by the HOA board in the 3rd quarter business meeting. The increase in dues was ratified by the homeowners by group acclimation.

✓ **Architecture Standards**

Per Kay Johnson and Ann Stovall**,**

There were three full home construction site in the neighborhood and one major renovation. The roads in subdivision was impacted by increased traffic and work vans but were manged as best as expected. The three new construction sites are mostly done and a nice addition to our neighborhood. The major reconstruction is scheduled to be completed soon.

✓ **Social**

- The annual HOA Christmas/Holiday Party is tentatively scheduled for December 6, 2024.

Open Forum

Giles reminded residents of the GroupMe app for in-subdivision effective communications. The board endorses the use of the GroupMe Neighborhood app, currently with almost 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 or safety. It is not for posting personal attitudes on subjects not applying to the MCCE neighborhood quality of life.

There were a few comments from the audience regarding the neighborhood and how nice of a community it is.

One friendly reminder was, if you are walking your dog in the area, please be a good neighbor and pick up any droppings in the designated doggy poop bags available around the neighborhood. .

Future Planning

Christmas/Holiday Party – December 6, 2025

Adjournment **The meeting adjourned at 7.25 p.m.**

Tom Balkema

HOA Secretary **Date of approval**