



The Pines

AT KIMBALL BRIDGE

May 19th, 2024 – 7:00PM

Google Meet

AGENDA

Roll Call

Secretary's Report

Treasurer: Budget / Dues Update

Correspondence: Update

Covenant Violations: Update

Social: Update

Landscape: Update

Government: Update

New Business: Board Member Discussion, 2024 Annual Homeowners' Meeting

Upcoming Meeting(s): June 23rd, 2024??? (June 16th is Father's Day)

Adjournment

5/19/2024 The Pines H.O.A. Board Meeting Minutes via Google Meet

Present: Manny, Pam, Ken, Annette, Matt

The meeting was called to order and a quorum was present.

Secretary's Report: - No minutes due to no meetings.

Treasurer's report: The financial report/budget was presented and reviewed. Four homes are outstanding on dues. Rentals are all paid up. Bill for the website has been submitted for reimbursement.

TEAM REPORTS:

Communications: No report.

Covenant Violations: Review feedback given on communication regarding violations. Review sample letters attorney sent over, and provide her with a copy of our current violation notice cover letter to review. Our attorney has recommended when documenting violations with pictures for evidence, it is safer to remain in your car. Understandably, homeowners get concerned with person standing outside their home taking pictures. Discussion of creating a Pines HOA email that the residents can use to email the board and all the board members can monitor and access it.

Govt: No report.

Landscape – The flowers can be installed but it is going to take time. If the landscaper can set the sprinkler timers, she will guarantee the flowers for one year. She will uphold the January proposal. Will resend the prices with mulch & pine straw and we need to re-confirm. With installation, removal, mulch, flowers to work within our budget. Approx timeline maybe one month.

Social – Annual Homeowners Meeting. Sunday June 30, 2024 from 6 pm to 8 pm at Frontera Mexican Kitchen 10990 State Bridge Road. Appetizers provided. We have stock on labels and stamps, just need to prepare the letters.

New Business:

A motion was made and seconded, and the board has unanimously voted to remove a member.

Issue with billing on water. The sprinklers have been off and the bill should not be as high. Call for service from our maintenance company and they can fix if the problem is on our end. Matt to double check the water is still off because no one has turned it on. Sprinklers are not running. Provide documented information to Fulton County to get this sorted out.

Graduation Banner will be installed at the main entrance on Friday.

Meeting Schedule/Board:

Next meeting will be Sunday: June 23, 2024.

Adjourned.