

## **SANDRIDGE COMMONS ANNUAL MEETING MINUTES**

Minutes of the Sandridge Commons Annual Meeting, Gainesville, Georgia. Held at The Longstreet Society Historic Piedmont Hotel and Museum, 827 Maple Street, Gainesville, GA 30501, at 06:00 p.m., on the 11<sup>th</sup> day of January 2022.

### **I. CALL TO ORDER**

Board President Allison Conley called the meeting to order at 06:09 p.m.

### **II. INTRODUCTIONS**

Board members and homeowners introduced themselves and their residence number at 06:11 p.m.

### **III. APPROVAL OF THE MINUTES FROM MEETING ON DECEMBER 29, 2020**

Homeowners reviewed the Minutes of the Meeting on December 29, 2020. Immediately followed by Ms. Cheryl Hughes' motion to approve the minutes of the Meeting on December 29, 2020. Motion carried at 06:15 p.m.

### **IV. STATUS OF THE COMMUNITY REPORT**

Allison Conley gave the report as follows at 06:16 p.m.:

- Transfer from Norton Agency
- United Community Bank account open, P.O. Box set up, website built, social network group created
- Parking space stripes painted, retention pond secured, and monthly mosquito control established
- Working with realtors and closing attorneys when properties are sold, welcome gifts to new homeowners
- Community workday, updated entrance sign, additional planting, dead shrubs replaced, trimming of trees, removal of 5 trees, mulch + pine straw throughout community
- Drain project completed – 2 residences. Water flow repaired. Drainpipe rupture repaired - road repaved. Potholes filled
- Holiday decorations acquired – community owned now. Quarterly newsletter – request to go green with only electronic correspondence moving forward

### **V. FINANCIAL REPORT**

Bob Carlyle gave the report as follows at 06:34 p.m.:

- No official records of first quarter in 2021 from Norton Community Management
- Bills paid on time – no late fees
- Total assets as of April of 2021 \$72,430.58 – received from Norton
- Reserve Account Established – July 2021 \$45,000.00
- Operating Account – July 2021 \$27,430.58
- HOA Assessments: April – December 2021 \$28,283.54
- Expenses -General: \$9,229.35
- - Common Maintenance: \$45,584.76
- Year-end Account Balance as of December 31, 2021
  - a. Operating account \$5,900.01

- b. Reserve Account \$40,009.54
  - c. Total \$45,909.55
- Delinquencies \$1,770.00

**VI. 2022 BUDGET APPROVAL**

Bob Carlyle gave the report of Total Anticipated Expenditures for 2022 \$29,843.00 at 06:43 p.m.

Allison Conley mentioned an important detail to consider for the anticipated budget: age of community might bring surprises, therefore, expenses could increase

Motion by Luis Ceballos, seconded by Kathy Moore, to approve the 2022 budget. Motion carried at 06:49 p.m.

**VII. LANDSCAPING**

- New Leaf contract terminated; Hickory Landscape Management hired
- Allison Conley encouraged homeowners to provide specific concerns via email
- Homeowners reported their discontent with current company and gave specific examples
- Allison Conley explained that the board is looking into more options/alternatives. Updates will be emailed
- Homeowner suggested to have the board share with the community what the content of the landscaping contract is

**VIII. ARCHITECTURAL APPROVALS**

A reminder that any changes need to be approved by the Board

Paint chips are too small making them deceiving. Board asked that homeowners paint a bigger portion to get a more realistic idea of what it will look like

Melissa Kulowitch motioned to adjourn meeting at 07:05 p.m, seconded by Carla Turpin.

\*The HOA would like to thank Richard and Maria Pilcher for the use of The Piedmont Hotel meeting space and for the delightful refreshments. Many thanks to these awesome neighbors.

Minutes respectfully submitted by: Jennifer Nunez, Secretary