**SANDRIDGE COMMONS ANNUAL MEETING MINUTES**

Minutes of the Sandridge Commons Annual Meeting, Gainesville, Georgia. Held at The Gainesville Civic Center, 830 Green St NE, Gainesville, GA 30501, at 06:00 p.m., on the 26h day of January 2023

1. **CALL TO ORDER**
* Meeting called to order at 06:04 p.m.
1. **INTRODUCTIONS**
* Board members and homeowners introduced themselves and their residence number at 06:10 p.m.
1. **APPROVAL OF THE MINUTES FROM MEETING ON JANUARY 11, 2022**
* After homeowners reviewed the Minutes of the Meeting on January 11, 2022, motion to approve the minutes was made, seconded and carried at 06:13 p.m.
1. **STATUS OF THE COMMUNITY REPORT**

The report was given, as follows, at 06:14 p.m.:

* In the last year, there was less repairs that needed to take place
* Maintenance of the community was the main action in 2022
* Residents were reminded that we are moving forward with transitioning to email communications only to reduce postage expenses
* A reminder was made for residents to voice their concerns
1. **FINANCIAL REPORT**

Reported as follows at 06:16 p.m.:

* In the year of 2022 utility bills remained steady at $4,046.25
* Bills paid on time – no late fees
* Insurance increased to $1,495.00
* Lawn Care amount increased to $31,398.61, but new company provides more services
* Delinquencies increased to $4088.70
* Year-end Account Balance as of December 31, 2022:
	1. Operating account $7,119.00
	2. Reserve Account total: $47,188.59
* Total expenses for 2022: $38,731.56
* Plan to decrease delinquencies: review and possibly rewrite covenant bylaws for clear steps to follow in such cases
* Possible increase of dues in order to keep up with current cost of living, repairs due to age of community, maintenance, etc.
1. **2023 BUDGET APPROVAL**
* Report of Anticipated Expenditures for 2023 presented at 06:29 p.m. for a total of $36,115.00
* Board members thanked Homeowners for paying dues on time, which makes on time bill pay and community operations possible
* Motion to approve 2023 budget made, seconded and carried at 06:30 p.m.
1. **LANDSCAPING**
* New Landscaping business hired charging more, but also providing all services our community needs
* Homeowners encouraged to provide specific concerns via email
* Clarification made for homeowners to know that cost of labor is included, but not the cost of plants and shrubs
* Landscaping crew on community grounds every Friday
* Specific Landscaping concerns the Board has been made aware of are being handled in a timely fashion
1. **ARCHITECTURAL APPROVALS**
* A reminder that any changes need to be approved by the Board
* Board currently working to add a spot on community’s website for architectural approval requests
1. **HOA BOARD MEMBER ELECTIONS**
* Board members Allison Conley, Bob Carlyle, Sequester McKinney and Jennifer Nunez propose to continue another term, and simultaneously call for more candidates interested in serving at 06:33 p.m.
* Motion to maintain status quo made, seconded and carried at 06:35 p.m.
1. **ITEM NOT ON THE AGENDA\***
* Community Cookout potentially taking place in Spring. Request for volunteers to plan the event

Motion to adjourn meeting made, seconded and carried at 06:38 p.m.

Minutes respectfully recorded and submitted by Jennifer Nunez, Secretary