

SANDRIDGE COMMONS ANNUAL MEETING MINUTES

Minutes of the Sandridge Commons Annual Meeting held on January 28, 2025, at 6:00 p.m. at The Gainesville Civic Center, 830 Green St NE, Gainesville, GA 30501.

CALL TO ORDER

The meeting was called to order at 6:01 p.m.

APPROVAL OF MINUTES FROM JANUARY 30, 2024 MEETING

The minutes from the January 30, 2024 meeting were reviewed. A motion to approve the minutes was made, seconded, and passed at 6:06 p.m.

INTRODUCTIONS

Homeowners introduced themselves and provided their residence numbers at 6:06 p.m.

STATUS OF THE COMMUNITY

The Board provided the following updates at 6:08 p.m.:

- The process of updating the Bylaws is currently in progress.
- Two trees on Marbleridge Drive were removed due to structural cracks and safety concerns.
- The Board has renegotiated the lawn care contract to reduce costs.

FINANCIAL REPORT

The 2024 summary of expenditures was presented at 6:14 p.m. as follows:

- Carryover balance (operating and reserve): \$34,125.21
- Utilities: \$3,915.31
- Insurance: \$1,697
- Tax preparation costs: \$238
- Postage: \$290.38
- Lawn maintenance: \$34,462.38
- General expenses (website, supplies, etc.): \$1,459.94
- Total: \$42,063.01
- Year-end operating account balance as of December 31, 2024:
 - Operating account: \$1,569.28
 - Reserve account: \$31,865.20
- Delinquencies are at an all-time high. Liens have been filed on the properties with outstanding balances. There is currently one active foreclosure.

2025 BUDGET AND FEES APPROVAL

The 2025 budget was discussed at 6:18 p.m., including the following categories:

- Renegotiated Landscape and maintenance: \$27,400
- Administrative costs (postage, tax prep, website, etc.): \$2,330
- Insurance (projected to increase): \$1,797
- Utilities: \$4,380
- Legal fees allocation: \$2,000
- Total anticipated expenditures for 2025: \$37,907

The Board highlighted several maintenance and repair projects completed since taking office and noted that the current reserve balance is low, which could pose a challenge in the event of an emergency.

- A suggestion was made to add a clause to the Bylaws specifying a minimum reserve amount.
- The Board pointed out that HOA dues have not been increased since the community's inception, despite inflation and rising costs for other services.
- A homeowner requested that the streetlight on Marbleridge Drive be repaired.
- A suggestion was made to create a certificate of deposit (CD) account to earn interest on reserve funds.
- A proposal to add an inflation clause to the Bylaws was also discussed.

At 6:30 p.m., a motion to approve the 2024 summary of expenditures was made, seconded, and passed.

At 6:31 p.m., a motion to approve the 2025 budget was made, seconded, and passed.

VOTE TO INCREASE DUES IN Q2

A motion to increase HOA dues to \$250 per quarter was made, and with the majority of votes in favor, was passed at 6:33 p.m.

BOARD OF DIRECTORS ELECTION

Board members Allison Conley, Bob Carlyle, Sequester McKinney, and Jennifer Nunez expressed their interest in continuing for another term. Nominations were opened for additional candidates, but no further nominations were made. A show of hands was held, and all incumbents were re-elected at 6:36 p.m.

HOMEOWNER REQUESTS AND DISCUSSIONS*

At 6:37 p.m., homeowners made the following requests:

- Reinstatement of yearly dumpster service for the community.

- Removal of overgrown trees behind fences.
- Weed spraying by the lawn service in certain areas not currently sprayed.
- Investigation into the procedure for making the community part of the City of Gainesville to qualify for public services such as trash collection.

ADJOURNMENT

The Board thanked the homeowners for attending the meeting.

A motion to adjourn was made, seconded, and passed at 6:50 p.m.

*Items not on the Agenda

Minutes respectfully submitted by:
Jennifer Nunez, Secretary