

SANDRIDGE COMMONS ANNUAL MEETING MINUTES - January 2026

Sandridge Commons HOA held its Annual Meeting held on January 27, 2026, 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 6:03 p.m.

INTRODUCTIONS

Homeowners introduced themselves and provided their residence numbers.

APPROVAL OF MINUTES FROM JANUARY 28, 2025 ANNUAL MEETING

The minutes from the January 28, 2025 meeting were reviewed. A motion to approve the minutes was made, seconded, and passed at 6:06 p.m.

STATUS OF THE COMMUNITY

The Board provided the following updates:

- The association experienced some downed trees earlier in the year due to storms. The damage was cleaned and removed. Contractors were difficult to come by and the project took longer than we had hoped, but we were happy to provide the clean-up.
- Outdoor lighting in the neighborhood was improved this year through a grant and partnership with Georgia Power. These lights are supposed to work for many years, but should we experience an outage, reports can be made directly to GA Power via their website or you can contact the HOA and we will report it. Service is usually restored within 24 - 48 hours.
- We completed a thorough tree trimming throughout the neighborhood, including behind residences.
- Landscape projects, such as replanting removed trees, filling in sod, and replacing dead shrubs will take place in the spring.
- We had additional drain work completed this year between the back to back buildings.
- After discussion from last year's meeting, we moved most of our reserve account into a Money Market CD account to accrue more interest.
- We retained counsel this year and placed a retainer in order to have legal help as we work to revise the covenants. This process is slow as we are doing all of the leg work and only using the attorney for official filing and questions in order to save [funding](#). We hope to have something to share in the late summer or at least by the annual meeting next year. The attorney is also helping us navigate the lien process as this has become necessary with the past due balances we are currently holding.
- Biggest challenges continue to be collecting past due balances, dog poop being left all over the common areas, and storage/trash on porches and exterior of residences. Members should be advised that fines will be levied and may result in liens placed on your property if exterior areas are utilized for storage or disposal of items. Additional reminder signs will be posted about cleaning up after pets.

- Our end of year financial statement looks much better than last year due to the dues increase. We were able to meet all needs this year without accessing reserve funds, and finished the year with a much healthier balance in the operating account.

FINANCIAL REPORT

The 2025 summary of expenditures were presented as follows:

- Carryover balance from 2024 (operating and reserve): \$31,865.70.
 - Operating Account: \$1,569.28
 - Reserve Account: \$30,296.42
- Total collections (Dues, Initiations, Fines, Late Fees): \$50,019.62
- Bank Interest Collected: \$349.77
- Total Expenses: \$43,372.29 Breakdown as follows:
 - Utilities: \$4643.20
 - Insurance: \$1974.00
 - Legal/Tax: \$2685.00
 - Lawn Care/ Maintenance: \$32,480.61
 - General/Administrative Expenses: \$1,589.58
- 2025 Closing Balances:
 - Operating Account: \$8,216.61
 - Reserve Accounts: \$30,646.19
 - Total: \$38,862.80
- Delinquent Accounts Balance: \$8938.90 - Liens filed for outstanding balances

2025 BUDGET AND FEES APPROVAL

The 2026 budget was presented, including the following categories:

- Administrative costs (postage, tax prep, website, permits, meeting expenses, etc.): \$1,890.00
- Insurance \$1,974.00
- Utilities: \$4,300
- Landscape and Maintenance: \$28,900.00
- Total anticipated expenditures for 2026: \$37,064.00

A motion to approve the 2026 budget was made, seconded, and passed.

HOMEOWNER REQUESTS AND DISCUSSIONS*

- A request was made to check the drains near the road where the rock path is located.
- A request was made to look at the status of trees behind the 2375 - 2383 block.
- A request was made to consult legal counsel about removal of debris from exterior of residences after ample requests have been made to remove.

ADJOURNMENT

The Board thanked the homeowners for attending the meeting.

A motion to adjourn was made, seconded, and passed at 6:38 p.m.

Minutes respectfully submitted by:
Allison Conley, President

SANDRIDGE COMMONS 2025 FINANCIAL SUMMARY

	<u>Operating Account</u>	<u>Reserve Account</u>	<u>CD Account</u>	<u>Total</u>
Balance carried forward from 2024	\$1,569.28	\$30,296.42		\$31,865.70
*CD Opened Jan 2025		\$5,296.42	\$25,000.00	
HOA Assessments:				
Dues, Initiation, Fines, Late Fees	\$50,019.62			\$50,019.62
Bank Account Interest		\$25.31	\$324.46	\$349.77
 GENERAL EXPENSE:				
Utilities	\$4,643.10			
Insurance	\$1,974.00			
Legal/Tax	\$2,685.00			
Postage	\$0.00			
Lawn Care/Maintenance	\$32,480.61			
General Expense (website, supplies, etc.)	\$1,589.58			
Total General Expense	\$43,372.29			
 2025 Closing Balances	 \$8,216.61	 \$5,321.73	 \$25,324.46	 \$38,862.80
 DELINQUENT Accounts Balance				 \$8,938.90

Sandridge Commons Budget 2026

Anticipated Expenses for 2026:

Administrative Expenses

POSTAGE AND OFFICE SUPPLIES	<u>\$300.00</u>
TAX RETURN COMPLETION/FILING	<u>\$300.00</u>
WEBSITE FEES/MAINTENANCE	<u>\$1000.00</u>
HOA MEETINGS	<u>\$250.00</u>
PERMITS/LICENSE	<u>\$40.00</u>
Total Administrative Costs:	<u>\$1890.00</u>

Insurance

HOA Policy	<u>\$1,974.00</u>
Total Insurance Costs:	<u>\$1,974.00</u>

Landscape

Landscape Maintenance	<u>\$18,000.00</u>
Landscape Maintenance (Weed Control)	<u>\$4,400.00</u>
Mulch	<u>\$6,000.00</u>
Mosquito Treatment	<u>\$500.00</u>
Total Landscape Costs:	<u>\$28,900.00</u>

Utilities

Electricity	<u>\$4,300.00</u>
Total Utilities:	<u>\$4,300.00</u>

Total Anticipated Expenditures for 2026: **\$37,064.00**