



1530 Amberwood Creek Drive Kennesaw, GA
30152 hoa.board@amberwoodhoa.net

2022 Amberwood Creek HOA Annual Meeting Minutes

February 17, 2022, via Zoom

The meeting was called to order at 7:06 pm EST. President, Scott Jones welcomed everyone and reminded everyone of the bylaws as it pertains to annual meetings and any dues increases before the 2021-2022 board members introduced themselves.

2021 Budget Review

Scott shared his screen and walked through the 2021 budget actuals which show that we would end the year (March 30th) with a \$113.00 net positive to the budget. The biggest variances from the original budget were:

- Landscaping:
 - Misc. Landscaping (Misc. Repairs) = \$4,855 which included us landscaping category including sod replacement (\$2,525), flowers at the front entrance (\$800), sprinkler system repair (\$680), and the tree removal at the front entrance (\$850).
- Pool:
 - Misc. Repairs: (Misc. Repairs) = \$4,090 which included signs for pool (\$222), flow meter (\$123), grout removal and pool deck caulk (\$2,280), salt cell (\$1,150), and misc. repair (\$315).
 - We did receive savings on the pool bathroom cleaning as we utilized a young neighbor to routinely make sure that they were cleaning rather than going with a cleaning company.
- Large Project
 - Tennis Court Maintenance = \$1,200 which was getting the courts cleaned up.

2022 Budget Review

Scott also reviewed two options for the 2022 budget. As provided in the bylaws and previously sent as part of the meeting materials, the board will be moving forward with an (**Option #2**) 5% increase to help assist with the ever-increasing cost of maintaining the lawn, care, pool, and tennis court maintenance, utilities, and general maintenance. This does not even include any social activities we hold throughout the year. The cost of goods and services has steadily risen due to inflation. In addition, this year, we have had to dip into our modest reserve fund to take care of unbudgeted expenses. There is no more room to withdraw any more from the reserves except in a real emergency.



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Scott reviewed (**Option #1**) which would mean a \$100 increase to the dues. This would help us to operate and take care of several items and areas in the neighborhood which are overdue for service. Some of the big items that the increase would help include:

Wood fence – 2 sides of pool	\$4,000
Tree removal – 3 ine trees	\$3,000
Bridge	\$750
Gazebo refresh	\$1,500
Gravel path	\$6,000
Clean stain benches on path	\$750
Drainage in common area	\$8,000
Pool plaster – complete redo	\$15,000
Pool repairs due to cracks	\$2,000
Aluminum fence paint	\$2,500
TOTAL	\$43,500

The current large project fund is \$6,000 and it would take 7.25 years to address all of these current needs. Delaying

Because we did not meet the quorum of homeowners (only 22 on the call and 3 votes mailed in), a vote was not held related to the \$100 increase to annual HOA dues. The 5% increase as permitted by the association bylaws (Article V, Section 3, pg. 7) was approved with a motion by Scott and seconded by Pamela Dabrowa. The motion was put to a vote with a unanimous vote to approve.

Committee Discussion

If you’re interested in joining any of the following committees, please let Scott and/or Kenna Little know. The current three active committees are:

Social Committee – Members are: Brittany Jones, Joy Ivey, and Ashley Cornfield

Common Area Committee – Volunteers are: Patrick and Alison Martin, and Adam Theiss

Architectural Control Committee – Members are: Drew Hausdorf, Jeff Hawkins, and Patrick Martin

2022-2023 Board of Director Nominations

With no nominations or volunteers to serve on the Board, the current members were renewed to serve in their current capacity for the next year. Bill presented a motion to approve the nomination of Scott Jones as President, Bill Fawcett as Vice President, Alicia Bullard as Treasurer, and Kenna Little as Secretary for the upcoming fiscal year. The vote was unanimously approved.



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Discussion ensued around the agenda item of conducting a vote for an \$100 increase to the annual HOA dues. A poll was conducted with the current members participating in the meeting and determined that a second meeting immediately following the adjournment would be conducted to specifically discuss and vote on the \$100 annual increase. A motion to adjourn the meeting (and approved) was held and the meeting was adjourned at 8:03 pm EST.

Special Meeting – 2022-2023 Annual Dues/Assessment

Discussion ensued and a vote was held on a one-time assessment of \$70.00 related to repairs as needed. The vote was approved by a majority (2 no's).

Update: March 16, 2022

The board of directors met on Wednesday, March 16, 2022 at 7pm to discuss the special meeting results held on February 17, 2022 and decided not to move forward with the one-time assessment of \$70.00 due to confusion on the proper procedures for the vote and more importantly that the increase would cause additional financial stress to some. The original 5% (\$30) increase stands for the 2022-2023 budget year.