



2024 Amberwood Creek HOA Annual Meeting Minutes

March 3, 2024, Clubhouse

Attendees: Scott Jones, Bill Fawcett, Alicia Bullard, Kenna Little, Jim Brogden, Christi Brogden, Adam Theiss, Chris Martin, Vanessa Martin, Rich Varela, Michele Varela, and Dwight Fisher

The meeting was called to order at 4:04 pm EST. President **Scott Jones** welcomed everyone and introductions were made among all neighbors in attendance. A total of twelve neighbors were present for the annual meeting.

2023-2024 BOARD OF DIRECTOR ELECTIONS:

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.

FINANCIAL REVIEW:

Scott prepared the current fiscal year (April 1, 2023 - March 31, 2024) financials and walked through the balance sheet (unaudited) which showed \$35K in cash at year-end. We are expected to end the year with a total net income of -\$2K related to unbudgeted larger expenses for the clubhouse, landscaping and pool.

(See figure 1 for Balance Sheet)

The proposed 2024-2025 budget shows a balanced budget with no increase to the annual HOA dues. We continue to prioritize additional repairs around the clubhouse such as tree removal and replacing the fence as examples of areas bundled in the large project line item of the budget. The budget was approved with a unanimous vote to approve.

(See figure 2 for the financial charts:)

GENERAL BUSINESS:

Annual Pine Straw

We will continue with the pine straw orders again this year in conjunction with West Cobb Pine Straw. See link [HERE](#) (or go to www.westcobbpinestraw.com) for more details and to place orders online.

Social Committee

We'd like to thank **Joy Ivey** and **Brittany Jones** for serving as Co-Chairs of the Social Committee for many years and for the thoughtful work they've put in over the years to bring the community together. They are stepping down from their positions. And a huge thanks to **Christi Brogden**, **Vanessa Martin**, and **Veronica Birch** for volunteering to step up! We look forward to the future and continued fun!

HOA Covenant Update

Vice President, **Bill Fawcett** shared that the revised proposed amendment to the HOA covenants has been prepared and is ready to go for a vote. Ballots information will be mailed out with the annual dues notices and homeowners will need to vote electronically or by mail (one vote per household). Changes to the covenant would require a $\frac{2}{3}$ vote of the HOA and then subsequently registered with the County Recorder and the Georgia Property Owners' Association Act. As a reminder the proposed amendment includes the following changes notably:

- Add in parameters around short-term rental limitations
- Updates to be compliant with changes in Georgia law over the last 28 years
- Section on fences
- Cleaning up the format and overall appearance of the covenant

New revenue opportunity

Adam Theiss shared that a local tennis instructor(family coach) is looking to utilize our courts to train/teach clients and would be willing to pay a fee to the HOA for use. The lessons would include non-residents of Amberwood Creek. Potentially, neighbors in the community would also be able to get lessons through this partnership. Discussion ensued and Adam will follow-up with the tennis instructor with the questions posed by the group.

Nominations and Vote for Board of Directors

With no new nominations and the current board agreeable to continuing in their respective roles, a vote was unanimous. The 2024-2025 board of directors are as follows:

- President: Scott Jones
- Vice President: Bill Fawcett
- Treasurer: Alicia Bullard
- Secretary: Kenna Little

Reminders and Coming Up

- Reminder: Please keep your pets on a leash when walking them around the neighborhood outside of your lawn.
- We will update the code for the pool as a way to protect current residents and detract from outside visitors. Please do not share the code with non-residents. Be on the lookout for the new code as we approach the 2024 pool season.

The meeting was adjourned at 5:17 pm.

Figure 1: Balance Sheet



Assets

	1/31/2023	2/4/2024
Assets		
Current Assets		
Bank of America Business Checking	\$33,236	\$27,755
CD - Reserves	\$6,700	\$6,701
CD - Reserves	\$4,711	\$4,712
Accounts Receivable		
HOA Dues (Prior Year)	\$0	\$0
Total Current Assets	\$44,647	\$39,168
Liabilities		
Year End Expenses		
Pest Control	\$100	\$55
Lawn Fertilization	\$400	\$400
Lawn Service	\$1,200	\$600
Pool Maintenance	\$1,347	\$472
Pool Phone	\$170	\$97
Utilities	\$150	\$150
Water	\$60	\$50
Clubhouse Exterior Paint	\$10,000	
Gutters/Pinestraw/Trimming Front Entrance		\$2,400
Total Expenses before Year End	\$13,427	\$4,224
Projected Total Current Assets	\$31,220	\$34,944

Figure 2: Financial Chart

2024 Amberwood HOA Proposed Budget

	2020	2021	2022		2023		2024
	Actual	Actual	Budget	Actual	Budget	Actual	Proposed
INCOME							
HOA dues	\$35,970	\$35,960	\$37,700	\$37,700	\$39,440	\$39,440	\$39,440
Club House rental / Closing Letters	40	\$285	0	\$280		285	
TOTAL	\$36,010	\$36,245	\$37,700	\$37,980	\$39,440	\$39,725	\$39,440
EXPENSES							
Community Events							
Pool O/ Movie Night/Kona ICE/Easter	\$196	\$151	\$1,000	\$234	\$500	\$323	\$500
Winter party - Santa	\$175	\$175	\$1,000	\$504	\$500	\$219	\$500
Garage Sale	\$35		\$50	\$0	\$50	\$0	\$0
	\$406	\$326	\$2,050	\$738	\$1,050	\$542	\$1,000
Clubhouse							
Repairs	\$3,494	\$545	\$6,000	\$545	\$500	\$1,371	\$500
Cleaning/Supplies	\$1,561	\$50	\$100	\$130	\$100	\$247	\$200
Pest Control	\$838	\$850	\$850	\$800	\$850	\$660	\$660
Sub Total	\$5,893	\$1,445	\$6,950	\$1,475	\$1,450	\$2,278	\$1,360
Landscaping							
Lawn Service	\$8,742	\$7,200	\$7,200	\$7,200	\$7,800	\$7,200	\$7,800
Pine Straw	\$1,460	\$1,058	\$1,000	\$1,308	\$1,200	\$1,200	\$600
Lawn Fertilization		\$400	\$400	\$400	\$400		\$400
Misc Landscaping	\$1,395	\$4,855	\$500	\$400	\$800	\$1,550	\$800
Sub Total	\$11,597	\$13,513	\$9,100	\$9,308	\$10,200	\$9,950	\$9,600
Pool							
Pool License	\$315	\$315	\$315	\$315	\$315	\$324	\$325
Maintenance contract	\$5,825	\$4,800	\$5,100	\$5,100	\$5,400	\$6,068	\$5,664
Pool Phone	\$1,059	\$882	\$1,175	\$977	\$1,100	\$1,086	\$1,200
Bathroom Cleaning		\$465	\$800	\$1,086	\$1,000	\$480	\$680
Misc Repairs	\$9,232	\$4,090	\$1,000	\$150	\$1,000	\$2,970	\$1,500
Sub Total	\$16,431	\$10,552	\$8,075	\$7,628	\$8,815	\$10,928	\$9,369
Accounting Admin.							
Web Site & Office Supplies	\$683	\$33	\$400	\$865	\$500	\$460	\$500
HOA Permit Renewal	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Banner Graduate	\$60	\$85	\$60	\$120	\$120	\$155	\$160
Tax Prep	\$545	\$535	\$550	\$650	\$650	\$650	\$650
Liability Ins. Property Taxes & Prep.	\$2,289	\$2,290	\$2,450	\$2,442	\$2,600	\$2,330	\$2,500
Directors & Officers Liability Ins.		\$150	\$175	\$150	\$150	\$150	\$150
Covenant Changes (Lawyer,Filing)					\$1,000		\$0
Sub Total	\$3,607	\$3,123	\$3,665	\$4,257	\$5,050	\$3,775	\$3,990
Utilities							
CH Trash service	\$222	\$246	\$264	\$264	\$300	\$0	\$0
Electric - CH	\$2,399	\$2,300	\$2,400	\$2,579	\$2,600	\$2,200	\$2,200
Electric - entrance	\$294	\$300	\$400	\$400	\$450	\$400	\$400
Gas - CH	\$401	\$700	\$700	\$700	\$750	\$775	\$750
Water - entrance	\$409	\$400	\$600	\$500	\$550	\$950	\$750
Water - CH	\$1,172	\$2,050	\$2,000	\$500	\$1,500	\$875	\$1,250
Sub Total	\$4,897	\$5,996	\$6,364	\$4,943	\$6,150	\$5,200	\$5,350
Large Project							
Large Project					\$5,525	\$9,150	\$7,571
Tennis Court Maintenance	\$250	\$1,200	\$1,200	\$981	\$1,200	\$0	\$1,200
Sub total	\$250	\$1,200	\$1,200	\$981	\$6,725	\$9,150	\$8,771
Income	\$36,010	\$36,245	\$37,700	\$37,980	\$39,440	\$39,725	\$39,440
Expenses	\$43,081	\$36,155	\$37,404	\$29,330	\$39,440	\$41,823	\$39,440
Year End Net	-\$7,071	\$90	\$296	\$8,650	\$0	-\$2,098	\$0