



Brandon Acres Homeowners Association

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Board of Directors Members:

President: Jennifer Hagen

Vice President: Joe Walker

Treasurer: Mandi Brodsky

Secretary: Mary

Committees:

Architectural Control Committee: Vacant

Amenity Committee: Vacant

Nominating Committee: Vacant

Director of Committees: Vacant

Social Committee: Vacant

Board of Directors - Monthly Meeting

Meeting Date: Wednesday September 11th, 2024, 6:00-7:00pm, via Zoom

Meeting Minutes:

Jennifer opened by stating she is working with the lawyers and accountant on the Corporate Transparency Act filing. She will need everyone on the HOA board to scan both sides of their driver's licenses, upload and email it over to her so from there she can upload them to the government website so the board can be in compliance with the new law.

Jennifer announced that the City of Mulberry is having another transition meeting on September 19th for anyone who would like to attend. There are multiple Facebook groups that deliver updates on the city development for those that are interested.

Jennifer reported that there are 3 homes for sale in the community. Two of them are expected to close in September. One of them will be to a corporate buyer. The board agreed to add a bullet point for the annual meeting to discuss whether the community would like to put a cap on the number of renters in our community. We are currently approaching 20%. This would mean we would need to redo that section in the bylaws and bring to a vote and passed only if a majority of the membership approve.

Jennifer also added that she would like the board to get together next month to review and discuss potential changes to the bylaws so they are updated and more current with the environment and culture of the community.

The bylaws update timeline will look as so:

October: Bylaw discussion meeting

November: Lawyer review & meeting

December: Annual meeting discussion

Jennifer transitioned to updates regarding the pool. We are scheduled to close the pool October 3rd in which the pool company will come out to clean it and close it up for the season.

Fall fence repairs were then discussed and the dates below were confirmed for community workday events. Joe will lead the wood fence day and Jennifer will lead the landscaping day

Oct 12th - fence repairs and painting

Oct 19th - laying pine straw and doing plants

Jennifer raised the idea of doing a chili cookoff or fall event. Joe agreed to spearhead the event planning. We will plan for a Sunday Falcons football game where neighbors can bring their chili, some games and we can do portable fire pits.

Jennifer revisited the pool topic stating the pool had overflowed because the pool fill valve was left on by the plumber and then another water main break happened the week after. Both water main repairs were fixed under warranty by the plumber.

The pool cleaning guy is also doing a much better job after the complaints about errors that were made on the maintenance days.

Jennifer transitioned to complaints in the neighborhood:

A note was given to the homeowner on the corner of Deedee Trail to trim back the tree but it was not cut back enough. It was blocking the stop sign and nearly caused an accident by delivery driver who didn't stop at the intersection. A follow-up will be sent.

The house on BAL with repeated tall grass complaints has finally mowed their lawn. The repeated lawn violation letters were being returned to the board by the post-office as unable to forward. Jennifer finally tracked down the owners who live out of state.

The house on BAD with the tree that fell in the road have cleared the road but debris remains in the front yard. They need to clean up the limbs in the front yard or pay someone to do it ASAP, otherwise the owners will receive a note from the board.

Jennifer announced that we need to set a date for the annual meeting so we can add it to the October newsletter. The board agreed on December 14th, 2024 at 1pm at the pool.

Jennifer closed with a discussion on the newsletters moving forward. The board agreed to printing them ourselves this time and Jennifer will take the lead on delivering them to every single resident, not just homeowners. The newsletter will be a max 2 pages front and back with a lot more information that can be delivered more timely. The board discussed electronic payment/newsletter plans moving forward. Joe mentioned the idea of including a "get to know your neighbors" section as well. Mandi will write up a article about our transition to online payments. Mary will write up an article about transition to e-newsletter.

Meeting adjourned.