



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 October 18th, 2024, 6:00-8:00pm, via Buffalo's Restaurant, Hamilton Mill

Meeting Minutes:

Jennifer opened with the meetings discussion topics of the annual meeting, covenants and member survey.

Jennifer updated the board that the new Beneficial Owners Information (BOI) Report has been filed so the HOA is following the new Corporate Transparency Act (CTA) requirement through the Financial Crimes Enforcement Network (FinCEN). Jennifer is familiar with the process and reported that she worked with the accountant and legal counsel to self-file this report and save the HOA \$300 for the filing fee. Submitting this report is a requirement for all board members to comply with moving forward. Jennifer reported that the lawyers recommended amending the by-laws to include this filing compliance as a condition for serving on the board.

Jennifer discussed that the covenants and bylaws documents have not been updated in 30 years and suggested we should review them all to see if it's worth updating anything else. The first topic discussed was making an amendment regarding rental restrictions and placing a cap on corporate ownership. Jennifer reported that currently 19% of the properties are rentals. A possible cap of 20% was discussed. Joe inquired about what the state of GA rental cap requirements are. The board agreed to hold on moving forward with the cap until feedback from the lawyers is received but will need to act quickly if an amendment is made. Joe recommended the board explore the option of how we can allow renters to be more active in the HOA.

Jennifer transitioned to the Land Use bylaw. This bylaw currently prohibits members from using certain materials on their property or adding livestock. Joe indicated he would support an amendment allowing boat parking and Jennifer would support amending the covenant to allow backyard chickens. The board decided that rather than spend the money to change any of these rules at this time, we will just leave them as is and enforce them as situations arise.

Joe transitioned to discuss a bylaw regarding street parking issue in the neighborhood. The board agreed that street parking that causes a safety hazard cannot be tolerated. Notices will go out to houses with repeat offenders. The opinion on this issue is mixed as it seems to be helping to slow speeders in some areas of the neighborhood while causing restrictions for county related service vehicles from accessing other areas of the neighborhood.

Jennifer reviewed the list of pool repairs that need to be done around the pool house and front entrance. The pool has been shut down for the season so the remaining repairs to the pool deck will resume in the Spring. Joe agreed to lead the project around entrance repairs and Jennifer will be coordinating the landscaping updates for entrance and pool areas. Unexpected scheduling conflicts with work travel are impacting on the available timeline before the holidays to complete entrance repairs. Also, the irrigation line cannot be repaired until spring so pressure washing will need to be deferred. Weather permitting, seasonal flowers may be installed but shrub replacement may need to wait until after wood fence repairs are completed.

Mary presented the Q4 newsletter and updated the board on the transition to e-Newsletter. The board discussed the possibility of increasing the frequency of the newsletter from quarterly to monthly and adjusting the format to fit content to 1 page front and back. Jennifer asked Mary to develop a process for capturing the opt-ins & opt-out feedback from members and distribution. To help save on the cost of processing and postage charged by the bookkeeper for mailing the newsletter Jennifer agreed to print and manually distribute the Q4 2024 and Q1 2025 newsletter to members in the neighborhood.

Jennifer presented a summary of the member survey results and transitioned the discussion for the board to review the feedback received. This information will help fuel discussions for future changes and decisions with the members.

Mandi reported that her landscaper would like to submit a bid to maintain our common areas. Jennifer requested that he email the HOA to begin that process. Jennifer reported that the common areas have been maintained this year via a handful of neighbors volunteering their time and equipment resulting in significant savings to the HOA.

Jennifer quickly reviewed a high-level agenda for the November and Annual Meetings. The next meeting will focus on status updates of the HOA's finances, annual budgets and updates regarding transition to being able to accept online and ACH payments. There are no position elections planned for the annual meeting but a decision on how to proceed with the tennis court area will be a major focus for the community to align on.

The Board did not spend HOA funds on the offsite meeting. *Thanks for dinner Joe!* Meeting adjourned.