



Brandon Acres Homeowners Association

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Board of Directors Members:

President: Jennifer Hagen **Committees:**

Vice President: Joe Walker **Architectural Control Committee:** Vacant **Treasurer:** Mandi Brodsky **Amenity**

Committee: Vacant **Secretary:** Mary **Nominating Committee:** Vacant **Director of Committees:** Vacant **Social**

Committee: Vacant

Board of Directors - Monthly Meeting

Meeting Date: Thursday August 8th, 2024, 6:00-6:40pm, via Zoom

Meeting Minutes:

Jennifer opened with the idea of moving our monthly board meetings to weekends with school being back in session and people traveling for work during the week. The board agreed to entertain the idea. Jennifer also informed the board that the meeting minutes from the previous meeting were updated and available to view.

Jennifer transitioned to the idea of building a CRM system to track changes. The board has been getting a lot of good feedback from the community so we need to be able to keep track of who is communicating with us and notes from the conversations.

Jennifer announced that she would like to create a new owner/resident onboarding process. This will be a way for new tenants to understand the HOA process so there is no confusion. Jennifer would also like a new tenant onboarding template as well for renters so we are aware of who is renting the homes in our community and so they are aware of what they have access to. This will be further discussed at the next meeting.

Jennifer announced that she had additional feedback on the surveys but that will be tabled for September. Questions from the community such as "What are the restrictions for renters?"

Jennifer is working on hiring a new collector for HOA collections and is still in the process of collecting dues. There are 27 homes in the neighborhood who still owe HOA dues. 7 neighbors have signed the consent letters. \$36,000 are still owed in past due HOA dues.

Jennifer asked Mandi, our Treasurer, if she had anything to share with the tasks she was given. She stated that she needs additional information to do so and Jennifer will help her achieve that hopefully before the next meeting. Mandi provided us with a total of \$18,201 for the HOA account balance.

Jennifer then asked Mary if she could share what she found out with the tasks she was given. Mary responded with the marketing information below. With our current Wix plan, we are allowed 200 newsletter emails a month which should be more than plenty with 113 homes in our community. Tenants will have to opt into the e-newsletter in order to receive the emails first so Mary will create a form for everyone to fill out if they choose to opt in. We do not have payment options available with our current plan but we can purchase a \$10 add on to do so or we can upgrade our plan to the next level to have that available. This will give tenants the option to pay their dues online through the HOA website. Mary will look more into all of this before the next meeting.

Jennifer transitioned to the October 1st newsletter and what we need to include in it. She would like to add the results from the surveys so the community can see what the general consensus is on important topics and projects moving forward. Jennifer would also like to include the annual meeting information for the end of the year along with information on keeping the pool area clean and cleaning up after yourself!

Jennifer announced that is still currently covering the rest of the committee positions. She will be delegating more pool repairs, the landscaping needs to be done along with the fall repairs around the entrance before it gets too cold. She is having her arborist friend come check out the tree that is growing in the tennis courts so we don't damage anything or have violation issues.

Jennifer discussed there have been ideas thrown around about doing a chili cook off, tailgate party for game day on the tennis courts and other fall party ideas for the community. This will be discussed at the next meeting.

Jennifer announced that we will need to schedule some community work days this fall but this will be tabled and discussed at the next HOA meeting.

Jennifer asked if anyone had anything additional to add but nothing was added from the board.

Meeting adjourned.