



October 6th, 2025 – 7:00 PM
Google Meet

Roll Call – Manny, Pam, Ken, Matt, Robby, Annette

Quorum - Yes

Secretary's Report: No Minutes to approve.

Treasurer's Report: Budget / Dues Update: \$34,007 in the Budget. All dues paid for 2025.

Correspondence: No report.

Government: No Report.

Covenant Violations: Broken garage door replacement in 3 – 4 weeks, contractors have been out with quotes. We need to request they provide a planned project date.

Landscape: Pine straw will go down after the leaves fall. Discussion on winter flowers as last ones the deer ate them up and they weren't replaced. Check with landscape company and will send out an email for review.

Social: Annual HOA Meeting. Meeting date is Sunday 10/12/2025 at 5 pm - 7 pm. Location: 7 Tequilas on 10945 State Bridge Road, Alpharetta 30022, same parking lot as the Kroger. Halloween, Matt, Pam & Robby have it under control. Spoke to Pablo re: food truck and will send text for the details, checking with corner house if they'd still like to host. 16.00 Adults, 8.00 kids, estimate 80 – 90 people. Budget approx. 300-400 on goodie bags, candy, toys etc. Need as many board members as possible in attendance at our biggest social event of the year. Christmas lights need to go out in November, even if they aren't turned on yet.

New Business:

Follow up discussion on raising the administrative leasing fee from \$400 to \$450 and an annual dues increase. Costs keep going up. Prepare an outline of objectives and priorities and what would be covered by the increases such as utilities, landscaping, sign repainting, fence maintenance, etc. Further discussions to come.

Upcoming Meeting(s): 3rd Monday of the month: 11/17/2025 at 7 pm.
Annual meeting: 10/21/25 from 5 – 7 pm

Adjournment