



The Pines

AT KIMBALL BRIDGE

January 19th, 2026 – 7:00 PM

Google Meet

Roll Call – Manny, Pam, Ken, Matt,

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$48,656 in the Budget. 33 outstanding on annual dues and 8 on leasing admin fees. Review list at end of month and then late fee notices will go. Corporate registration is paid through 2027.

Discussion on potential increase \$20 dues and \$100 on rentals fees. Tabled discussion for full board discussion.

Correspondence: No Report.

Covenant Violations: No Report.

Landscape: No Report.

Social: No Report.

Government: New Georgia state legislature proposal on HOA legislation. Meeting ran out of time so Pam will email board the information.

New Business: Check with attorney regarding what if any steps the HOA needs to take if a homeowner with a property lien should pass away. However, we do not want to incur a large amount in legal fees researching this if it will cost more than financially feasible. Table until we hear what steps if any are required at the time.

New board members – Dues have to be current in order to be a board member. We need a list of review questions for prospective new board applicants.

Upcoming Meeting(s): 3rd Monday of the month: 2/16/2026 at 7 pm.

Adjournment