



# *The Pines*

AT KIMBALL BRIDGE

June 16<sup>th</sup>, 2025 – 7:00 PM

Google Meet

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

**Quorum - Yes**

**Secretary's Report:** Minutes approved.

**Treasurer's Report:** Budget / Dues Update: \$43,751 in the Budget – 3 Homeowners past due and letters will be going out.

**Correspondence:** Facebook & Next door have been quiet. Scammers trying to get access to the FB Community Group are now down to 1 or 2 a week.

**Government:** No Report.

**Covenant Violations:** Boat was moved today; camper is still there. One of the driveway issues will be repaving. One has asked for Dec extension, one has asked for an extension w/o date and the other two are still pending.

**Landscape:** No Report.

**Social:** Annual HOA Meeting. Meeting date revised to Sunday 8/10/2025 at 5 pm - 7 pm. Board members arrive 4 pm. Location: 7 Tequilas on 10945 State Bridge Road, Alpharetta 30022, same parking lot as the Kroger.

**New Business:**

Follow up discussion on raising the administrative leasing fee from \$400 to \$500. If we raise the leasing fees by \$100 we would not need dues increase. Ken will prepare an outline of objectives and priorities and what would be covered by the increases such as utilities, landscaping, sign repainting, etc. The board will then review and discuss at the next meeting.

**Upcoming Meeting(s): 3<sup>rd</sup> Monday of the month: 7/21/2025 at 7 pm.**  
**Annual HOA Meeting 8/10/2025 at 5 – 7 pm.**

**Adjournment**