



The Pines
AT KIMBALL BRIDGE
August 4th 2025 – 6:50 PM
Google Meet

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

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$41,858 in the Budget – 4 Homeowners past due; 2 HOA & 2 Leasing Admin Fee. No response to prior letters, wait until end of month. Will send out one more “reach out” email before contacting the attorney regarding liens, if no responses.

Correspondence: Scammers trying to phish. Our ever-vigilant admins are on the job.

Government: No Report.

Covenant Violations: Driveways. One replaced, one has done 12-month extension for replacing and the other has end of driveway issues and is pending. Ongoing discussion regarding driveway issues on providing 1 year extension to replace the entire driveway versus doing a section at a time replacement. Section replacements will ultimately cost more in the long run. Majority violations are for weeds, grass and trash cans.

Landscape: No Report.

Social: Annual HOA Meeting. Meeting date revised to Sunday 9/21/2025 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 \$450 and a nominal 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, etc. Further discussions to come.

Note: we were in the middle of a motion when our meeting timed out.

**Upcoming Meeting(s): 3rd Monday of the month: 8/25/2025 at 7 pm.
Annual HOA Meeting 9/21/2025 at 5 – 7 pm.**

Adjournment