



AT KIMBALL BRIDGE

April 27th, 2026 – 7:00 PM

Google Meet

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

Quorum - Yes

Secretary's Report: Minutes approved.

Treasurer's Report: Budget / Dues Update: \$51,854 in the Budget. Late fees paid. 4 outstanding on dues and 3 on rental leasing admin fee.

Correspondence: No Report.

Covenant Violations: Homeowner requesting an extension to March 2027 due to unforeseen major expenses restricting the ability to fund remaining project requirements concurrently. The homeowner is currently awaiting additional bids; follow up to finalize an updated timeline for the remainder of the project. Extension approved.

Misc: Car cover removed; damaged fence needs to be addressed. High weeds in yards.

Incorrectly parked cars seem to have been resolved. House painting – Project Approval form reviewed and approved.

Landscape:

Signage Area: Cleaned behind the sign, trimmed back overgrown shrubs, and removed dead vegetation.

Flower Beds: Extended the bed limits and installed new flowers.

Ground Cover: Pine straw and mulch are ordered; delivery and installation should be this week.

Irrigation: Irrigation team repaired the system by installing a new drip line.

Overall Status: The property appearance is significantly improved; landscaping team is maintaining the grounds efficiently.

Detention Pond: There are some holes and general deterioration along the back fence. It's been a few years since we've reviewed it, so we need to get a repair estimate for Board review and discussion.

Social: Nothing planned at this time. Graduation Banner. The entrance signs were not put out with the information on how to get the graduates names to the board. Will put the signs out, order the banner and if we get any additional names another banner can be printed if needed.

Government: Hazardous Household Waste & Paint Saturday May 2, 2026 from 8:30 am to 1:00 pm at the Alpharetta Public Works Department 1790 Hembree Road, Pre-registration is required.

Old Business:

The home has transitioned to another family member. The HOA attorney could look into it and see if anything has been filed. Because a judgment and lien are already on file, the association maintains a first-priority claim against the property. We can have the attorney continue to monitor the situation, and the board will convene to discuss any escalated legal actions or recommendations she proposes in the event that is necessary.

New Business:

Both Sawnee EMC and Xfinity/Comcast are sending engineers out to evaluate and service their respective utility boxes in our neighborhood. The current condition of these units poses a significant safety hazard, especially for children and presents potential liability issues for the community.

Upcoming Meeting(s): 3rd Monday of the month: 5/18/2026 at 7 pm.

Adjournment