

## **Old Suwanee Homeowners Association**

2021 Annual Membership Meeting  
Saturday, January 30<sup>th</sup>, 2020 10:30AM  
via Zoom Webinar

### Board Members Present

Ben Luke – President  
Jim Overwyk – Vice President  
Suzanne Long – Treasurer  
Diane Whitlatch – Secretary  
Rob Forrester – At-large  
Dean Steyling – At-large  
Leanna Brown – At-large  
Mary Davis – At-large

### Guests Present

David Sheldon – AMG

### Homeowner Attendance

26 homeowners joined via Zoom, four homeowners sent proxy forms allowing board members to represent their interest

### Quorum and Call to Order

A quorum was established, and the meeting was called to order at 10:33AM.

### Welcome and Updates from HOA President

Ben Luke welcomed everyone to the meeting and made a few “housekeeping” remarks, explaining that meeting attendees could use the chat, Q&A, or “raise hand” button to voice a concern or request to be heard. He then spoke about the purpose of the HOA, a group to maintain consistent standards in the neighborhood which makes appearances look good and keeps property values higher. The board approves and enforces homeowner’s changes in paint color, large tree removal, major landscaping projects, and any change to the exterior of the home. Neighborhood accomplishments this year include having an almost quarter mile retaining wall behind Scales Road built, multiple yards of concrete driveway replaced, the two gazebos were repaired and stained or painted, the three diseased cypress trees at the main entrance were removed, and other projects were done as well. Being on the board is a volunteer position which board members do with the help of were AMG Management group. The Old Suwanee HOA website, [oldsuwaneehoa.org](http://oldsuwaneehoa.org), is undergoing an update and will be up soon. The minutes of the January 2020 meeting were also shared onscreen. They were approved, as submitted, without opposition.

### Updates From AMG (Management Company)

David Sheldon spoke about the purpose of the HOA and its regulations is to provide consistency throughout the neighborhood. He provided contact information for the management company. There have been about 45 violation letters sent to residents which is fair and that board members have received them. The system is carried out fairly which is important in the event of a lawsuit since it shows

that no one resident is being targeted although at time some residents who have not corrected the problem get a second or third violation letter. The management company is open from 9 – 5 and residents can leave a message during non-business hours.

### Treasurer's Report

Suzanne gave the Treasurer's Report showing the income and expenses from 2018, 2019, 2020, and the expected income and expenses for 2021. Ben shared the screen so that attendees could see the figures. Expected income is dues and new home sale initiation fees in the amount of \$127,050.00 and expenses in the amount of \$136,93.71 which is a shortfall of close to \$10,000.00. The board raised dues last year and decided not to raise them for 2021. There is \$70,343.21 in the Operating Account and \$49,446.39 in the Reserve Account. There was a motion and a second to approve the Treasurer's Report. Towards the end of the meeting the 2021 budget and balance sheet were shared again, onscreen. A vote was taken to approve each. The budget was approved without opposition.

### Elections

Ben asked each board member to introduce themselves. Rob, Dean, Ben, and Dean are not up for re-election since they were elected at last year's meeting. Jim was elected for a one-year term due to board member Paul Bange moving away soon. Leanna and Mary were appointed recently to fill in for Corey Dobbs, elected in January 2020 who moved away, and for a vacant position. Suzanne, who served on the board for 18 years, is stepping down. There are five possible positions available on the board. Ben asked the attendees for nominations other than Jim, Leanna, and Mary, and waited for suggestions. No one else was nominated. Suzanne made a motion to close the nominations and Jim seconded the motion. Ben asked if there were any objections to Jim, Leanna, and Mary being elected to the board. There were no objections so the three of them were elected to the board for two-year positions, with unanimous support.

### Q&A

Ben opened the discussion for questions and comments. One resident asked about trash cans that are visible from the street. David said that is a violation so send a photo and a notice will go out to the resident. One resident asked about the need to have the elm trees trimmed. Ben said that the board is getting three quotes on getting that work done. One resident asked if Mayer Landscaping puts out pine straw in resident's flower beds. Ben said that is up to the individual homeowner and said that the company will do additional work for a fee. One resident asked how many homes are still listed as rentals. Ben said that there is a 5% maximum, which is diligently enforce. Another resident asked when the street signs will be replaced. That work is expected to be done soon, but it is a City project, and we are at the mercy of their schedule. One resident asked about the light pole behind 878 Scales being broken and when it will be fixed. AMG was asked to contact Georgia Power again to follow up on a repair.

### Adjournment

Suzanne Long made a motion to adjourn. There was a second, and the meeting was adjourned at 11:34.