

## **Old Suwanee Homeowners Association**

2022 Annual Membership Meeting

Saturday, January 22, 2022 at 10:00AM

Via Zoom webinar

### **Board Members Present**

Ben Luke – President

Jim Overwyck – Vice President

Leanna Brown – Treasurer

Diane Whitlatch – Secretary

Mary Davis – Member at Large

Rob Forrester – Member at Large

Dean Steyling – Member at Large

### **Guest Present**

Gregg Barber – representative from Property Management Incorporated

### **Homeowners Present**

31 homeowners joined via Zoom. Homeowners were allowed to chat and/or raise their hand using the controls if they wanted to speak during the meeting.

### **Quorum and Call to Order**

A quorum was established and the meeting was called to order at 10:04am

### **Introductions, Budget Presentation and Vote**

Ben Luke explained the HOA's responsibilities and introduced the board members and Gregg Barber who represented the property management company PMI. There was a presentation of the proposed 2022 budget with a comparison of the 2021 budget by Leanna Brown, Ben, and Gregg. Because inflation has affected the budget by increasing costs for goods and services there will be a dues increase of 10% which is the maximum allowable without a vote by the neighborhood. Last year's budget did not allow any money to be put in the reserve account and this year's budget does. A homeowner asked about installing a tennis court. Ben said that the costs required are above what the budget can allow. The annual dues will be \$1,375.00 annually. \$687.50 will be due in March and in September. Jim Overwyck made a motion to approve the budget as presented. Diane Whitlatch seconded the motion. Ben called for a vote and asked for objections in the chat box or in the use of the raised hand option. There was no opposition, so the motion was carried and the 2022 budget was adopted. There was a consideration of the 2021 annual meeting minutes. Rob Forrester made a motion to approve the minutes and Dean Steyling seconded the motion. Ben asked for opposition to the motion to the minutes be raised in chat or raised hands. As there were no objections, the 2021 annual meeting minutes were adopted as presented.

## New Business Presentation by HOA President

Ben said that our biggest accomplishment of 2021 was hiring a new management company. The board had our differences with the previous management company. Ben explained that the board felt that AMG was not fulfilling the role we expected which was the reason for the change in management companies. At the 2021 annual meeting we laid out some goals regarding AMG including better communication, better collaboration with the homeowners, and a more fair and level process for applying the bylaws and covenants. As a board we did not think that AMG was helping us get there. We feel that working with PMI has been a night and day difference regarding working with the board and the community.

## HOA Updates

The overhead trees were trimmed. Georgia Power updated the streetlights which may reduce electricity costs. The subdivision does have cracked alleys and alley aprons which are being run over by trash collecting trucks. The neighborhood is now 20 years old and there are items that may need attention promptly. We will have repair and replacement costs. A homeowner asked about installing a speed bump on Scales Road but the Suwanee Police Department will not install one. Gregg said that PMI will send out an email with a photo attached, to homeowners if there is a violation of the covenants. If the homeowner does not have an email address on file, the notification will be sent by US mail. PMI accepts checks and electronic payments for collecting HOA dues. Information on how to pay will be in the dues notice. Red Oak, the garbage company, wants to hear about any complaints about their drivers so homeowners who are affected should contact them. The board has considered widening the alley aprons because the garbage company is using large trucks. There is a higher cost associated with hiring a different company so the board is staying with the affordable Red Oak.

## Election of Officers

Ben introduced the election of HOA officers by stating that board members are on staggered 2-year terms. The nominations for board officers who are up for re-election are Ben Luke, Dean Steyling, Rob Forrester, and Diane Whitlatch. Bryan Tran was nominated by a homeowner. Leanna, Mary, and Jim were elected at the 2021 annual meeting for a 2-year term. There are 9 positions available on the board so we could affirm the 5 nominees. Bryan said that he just wants to help out and not be on the board so he refused the nomination. Jim made a motion to close the nominations. Leanna seconded the motion. There was no competition for seats on the board so Ben made a motion to affirm the slate of nominees. Rob seconded the motion. Ben, Dean, Rob, and Diane were re-elected for a 2-year term.

## Other Business – Questions from the Homeowners

Georgia Power initiated the change of alley lights to LED. Assessments will remain in March and in September. The PACT officer assigned to our neighborhood was invited to the meeting but did not attend. Smaller garbage trucks would fit in the alleys better but the expense would be higher. Neighbors are concerned about problems with Red Oak. Dean will contact the garbage company about the truck drivers speeding, running stop signs and driving over lawns.

Homeowners who make painting and roof shingle requests should allow 30 days first response for minor requests however, small requests are usually turned around in a day or two. Larger requests can take

longer. Details for larger projects are needed such as drawings, paint color, materials, mock-ups from the contractor, and required permits. Providing information up front moves the process along much quicker.

The board has been operating under the impression that the rental cap was going from 20% to 5%. There was a vote a few years ago and an amendment process initiated for a change in the covenants to reduce the rental cap. All the communications the board received showed that this was done. The board recently learned that the change was never filed and recorded by the county clerk. As a result, the covenants state that rentals may be up to 20% of the community. The board will rekindle the amendment process following covenant rules with two-thirds of the homeowners needed to agree to the change. PMI will help with the process.

Homeowners would like to post a list of local contractors and send recommendations for ones they like to be posted on the HOA webpage. Gregg said to send the information to [support@pmi-neatl.com](mailto:support@pmi-neatl.com). PMI will develop a document for the webpage.

Leanna said that in reference to the dues increase the total revenue budget is different from the amount of 104 homes times \$1,375.00. The budget shows \$140,400 and the amount should be \$143,000.00. This lower number is forecast because some homeowners do not pay their dues.

In response to a homeowner's question Ben showed the HOA website [oldsuwaneehoa.org](http://oldsuwaneehoa.org). Approved house colors, trim colors, and shingle colors is on the site. On the website homeowners can see the covenants and bylaws, who board members are, join the email mailing lists, and find information about the architectural control. There is an ACC request form on the website. Homeowners whose ACC request is approved should follow the original approved request and not change anything. If a request is denied the homeowner should ask about it to find a reasonable path forward if possible. On the website there is also a link to the PMI portal to pay dues, access violations, and see the financials and documents and contractor referrals. Homeowners should get on the email list so they can receive information. Ben asked if anyone wanted to make any other comments. There were none.

## Adjournment

The meeting was adjourned at 11:19.