

Community Annual Meeting

Date: Sunday November 9, 2025 at 1:00 PM

Location: Neighborhood Pool

Each homeowner was verified and received a meeting outline, the 2025 budgets (proposed and year to date), the 2026 proposed budget and the list of the 2026 improvement projects. The homeowners who were verified as HOA members (signed covenants and current on HOA dues) were also provided a voting ballot. The ballot consisted of candidates running for each board position, switching the pool to salt water, and renovating the tennis courts.

A quorum was achieved and present for the meeting. The meeting opened with the board members introducing themselves. Jennifer reported on the repairs that occurred throughout 2025. This included replacing the lights at the front entrance, replacing rotten boards of the pool deck, re-staining the pool deck, repairing the pipe to the pool shower, repairing the pool leak, pressure washing the pool house, parking lot, and entrance fence, removing the carpet of the pool house, repairing the broken water main, replacing the entrance's no soliciting sign, and landscaping the front entrance and pool area.

Joe discussed the pool filter replacement that needs to occur before next pool season. To repair and stay with a chlorine system the board was quoted \$6,000 plus an additional \$7,000-\$8,000 per year to maintain. The neighborhood would save money by switching to salt water and by moving the maintenance in house. Joe volunteered to maintain the pool since he has over 10 years of experience maintaining a salt water pool at his previous residence.

Jennifer went into detail about how the pool company we currently use does not have any certified pool operators (CPO) on staff. Joe recalled an incident that occurred this year where the pool water turned green due to improper maintenance. Joe and his family scrubbed the pool to rectify the situation. Jennifer volunteered to take the classes to hold the CPO licensing. The pool passed inspection this year, but signage was inadequate. Jennifer posted temporary signage for compliance. Proper signs will be purchased in 2026 as part of preparing for the pool season.

Joe reported that community work days for neighborhood repairs and upgrades will be changing to committee style. In other words, instead of preassigned workdays, repairs will be done on days that work best for the volunteer(s). Requests for volunteers will be announced on the entrance white board, quarterly emailed newsletter, and the neighborhood website. Joe announced he wants to move from Vice President to Director of

Committees (pending today's election) with the intention of increasing community events (yard sales, pool parties, etc.) and improving the organization of neighborhood volunteers.

Jennifer then went through the list of the Improvement Projects handout. The pool house needs to be insulated. Currently there is no insulation, so it has been a consistent issue of pipes rupturing during the winter. The pool's shower was leaking and repaired this past year, but the siding needs to be replaced from that repair. Other areas of the pool house siding and trim also need to be repaired. The pool house floor had the carpet removed, but the epoxy flooring still needs to be applied. The gutters need to be cleaned out. The HOA is running low on additional keycards for the pool gate, so in 2026 it will be assessed if more keycards should be purchased or if we should move to another system that utilizes a more efficient way to gain access (such as keychains). There is a leaking toilet in the women's bathroom, the HOA mailbox was hit by a vehicle, and the box that the pool cover is stored in has broken down and should be replaced.

Jennifer presented a schematic design for repurposing the tennis court area. Quotes to repair the tennis courts were \$135,000-\$150,000. Alternatively, the courts could be repurposed by adding a new surface to the existing concrete (such as pour in place rubber) to house a playground. The cost to insure a playground is dependent on the type of playground installed. In the meantime, we still pay to insure the tennis courts. There is a tree growing directly next to one of the tennis court lights. The HOA decided to get a quote to have the tree removed professionally due to the electricity involved. The quote was for \$1,000 and will take place in 2026.

The neighborhood's entrance sign is also in need of repairs. Some of the wood needs to be replaced and all of it needs to be repainted. The front entrance irrigation was turned off because the pipes broke and need to be repaired.

Earlier this year, the HOA board decided to move all bookkeeping in-house. Leading up to this decision, it was discovered that the accounting firm had multiple accounting and billing processing errors. One of the main discoveries was the accounting firm failed to share sufficient statement information and did not provide timely collections support regarding past due balances. This ultimately led to roughly \$22,000 in aging revenue going uncollected. Since moving accounting in house, we have saved the \$1,000 per month CPA service fee and received payment for 5 past due accounts. We have also enabled software to accept cards for HOA dues payments which the accounting firm was unable to provide. Moving forward, dues received late will incur late fees and homeowners past due will be sent to collections.

Jennifer proposed starting a reserve for the excess money saved from moving the pool maintenance and bookkeeping in house. The funds in reserve would be put towards the tennis court renovation or any major repairs that occur in the future. The reserve would also provide funding to support amenity improvements and budget for capital expenditures.

Jennifer proposed a billing option that allows members to pay their dues in full once per year. It was also discussed to raise dues from \$400 to \$420 per year which would be a 5% increase. A neighbor raised concerns that raising dues would affect those who are already struggling to pay bills due to high inflation. The HOA board will vote on increasing dues at an upcoming scheduled meeting.

The floor was then open to homeowners to ask questions or discuss any concerns. One neighbor mentioned concerns of cars speeding through the neighborhood. Jennifer explained that she has contacted Gwinnett County to try and rectify the issue. In order for police to send a patrol officer to intervene, the county needed to install a speed monitor on the speed limit signs to verify the neighborhood does in fact have a lot of speeders. Unfortunately, the speed monitor was not compatible with our signs. The police department has stated they will not purchase additional brackets that are compatible with our signs for the speed monitor. The option of installing speed bumps was proposed, but in order to have them installed we must petition the county where the majority of homeowners would have to sign off on the petition.

Another homeowner brought up seeking sponsorships from local businesses to help with large purchases, such as the tennis court renovation. He volunteered to help obtain sponsorships as it is something he is familiar with doing for his job. He requested Jennifer send him the proposed schematic of the tennis court remodel to show potential investors. It was also proposed that the board offer simple jobs to kid volunteers to clean up the neighborhood and receive payments in treats, activities, and/or toys. Last, a homeowner asked if there was an itemized budget of year-to-date expenses available online. Jennifer stated that currently the breakdown of the budget is not on the website, but anyone can email (brandonacreshoa@gmail.com) her to set up a meeting to go over the books.

Please email the HOA board if you would like to receive a copy of the 2025 budgets (proposed and year to date) and/or the 2026 proposed budget.

Below are the results from the 2026 Election Ballot and the 2026 Project List.

*Votes are cast by household, not per person.

2026 Election Ballot

Amenity Proposals

| Amenity | Proposal Option | Approve (Yes) | Disapprove (No) |
|--------------|--|------------------|--------------------|
| Pool | Repair/Replace with chlorine pool equipment | 0 | 9 |
| Pool | Repair/Replace with saltwater pool equipment | 9 | 0 |
| Tennis Court | Repair/Replace tennis court surface to keep existing amenity | 0 | 9 |
| Tennis Court | Replace tennis court amenity with alternative recreational options | 9 | 0 |

Board of Directors

| Board Position | Homeowner Name | Approve (Yes) | Disapprove (No) |
|---------------------------------|------------------|------------------|--------------------|
| President | Jennifer Hagen | 9 | 0 |
| Vice President | Kyle Erbrick | 9 | 0 |
| Treasurer | Emily Mobley | 8 | 1 |
| Secretary (pick one) | Hariah Hutkowski | 3 | 6 |
| | Katie Hodges | 6 | 3 |
| Director of Committees | Joe Walker | 8 | 1 |
| Architectural Control Committee | | | |
| Amenity Committee | | | |
| Social Committee | | | |

BAHA Community Improvement Projects 2026:

The following is a list of improvement projects that the Board will be focused on in 2026.

- Pool & Pool house repairs
 - Replace leaky pool filter in the pump room
 - Add chlorinator to the pool filtration system (or convert to saltwater system)
 - Pump room insulation repairs
 - Repair pool house shower siding & drain
 - Pool deck concrete repair
 - Paint pool house floor
 - Pool house siding & trim repair
 - Pool house gutter cleaning
 - Pool furniture cleaning
 - Pool gate lock replacement &/or computer system
 - Pool house signage updates
 - Repair leaky toilet in ladies bathroom
 - Landscaping improvements
 - Replace broken mailbox
 - Repair pool cover box
- Tennis court
 - Cut down trees growing into the lights
 - Clean tennis court surface (remove debris)
 - Repair broken gate lock
 - Landscaping improvements
- Entrance sign repairs
 - White board replacement
 - Repair rotten wood (as needed)
 - Paint fence
 - Landscaping improvements
 - Irrigation line repair