



Brandon Acres Homeowners Association

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Board of Directors Members:

President: Jennifer Hagen

Vice President: Joe Walker

Treasurer: Mandi Brodsky

Secretary: Mary

Committees:

Director of Committees: Richard Hodges

Amenity Committee: Vacant

Nominating Committee: Vacant

Architectural Control Committee: Vacant

Social Committee: Vacant

Board of Directors - Monthly Meeting

Meeting Date: Wednesday September 10th, 6:30pm - 7:45pm, via Google Meet

Meeting Minutes:

Jennifer has engaged in discussions with legal teams regarding our past due accounts. She shared details regarding homeowners on track to be turned over to collections. Jennifer provided an update on the HB that would be bad news for HOAs and increase costs to members. Our legal team intends to visit the state capital in a few weeks to challenge the substantial bill we may face, which has been temporarily postponed until 2026.

Jennifer reported that we have a neighbor who has objected to being included on the collections list and asserts that they are not a member. Jennifer submitted 12 newly signed member submissions and is working with the legal team to review our updated member list.

Joe prepared a list for the saltwater pump but would like to gather everyone's opinions on proceeding with the installation for next year. Joe committed to assist in maintaining the pool for the upcoming season. Jennifer mentioned that chlorine bags and tabs are currently on clearance at Costco. Since they will be needed either way next year when we manage the pool, the Board approved to procure some while they are on sale.

Jennifer and Joe met a few days ago to evaluate the new cameras and felt they were a little too large but can make them work. Joe will make a list of the conduit and cables needed to install the new cameras at the pool. Once approval from the board, he will coordinate getting them installed. Jennifer reported that the camera company charged our account for an international conversion rate charge. She has been in contact with the camera company regarding a refund of the fee and inquired about the possibility of a return of the cameras. They will refund the service charge but pushed back and will not cover the return shipping costs. If we return them, we may incur an additional expense of \$130 to ship them back. The camera company will only offer a refund in the form of PayPal. Jennifer is not happy with the company and would like to return them if possible.

Joe has suggested that we utilize the cameras in the pool house and employ the new cameras he recommended, which are capable of long-distance viewing from the exterior of the pool house. The primary disadvantage of this approach is the potential for managing two separate apps. Jennifer tabled the issue for now.

Jennifer will be providing Chattahoochee with a closure date for the pool. She recommended sometime the 1st week of October since our bi-weekly summer service contract is up on Sept 30th. She reported to Chattahoochee that we need a new CPO certificate in the pump room since the one we have is expired. She mentioned CPS has had a lot of turnovers lately and will have to get back to us on a new one as they don't have one to provide right now. Jennifer researched the pool class and will enroll when registration opens to obtain a valid license to assist Joe in maintaining the pool. Joe will ensure that a comprehensive list of additional items necessary for cleaning and managing the pool is compiled for the upcoming annual meeting.

Jennifer continued with closing of the pool, it is imperative to address several repairs to prevent further damage to equipment during the winter months. CPS will winterize the pool, but we need to fix the insulation in the pool house to mitigate the risk of freeze breaks to the main water line again. Joe mentioned he is well-equipped to handle this comprehensive to-do list.

Jennifer recommended we prioritize remaining repair projects for next spring, including the pool house flooring.

Jennifer transitioned to the pool trash. She shared an opportunity to implement a seasonal hold on trash pickup for the pool area to help us save money. Jennifer proposes that we transition to a monthly pickup system for Aug & Sept, citing the reduced volume of waste once kids go back to school and the pool traffic slows down considerably. The past 2 pickups have been empty! We can continue with the current bi-monthly pickup schedule in June & July when trash volume is highest. She has scheduled to have the dumpster put on winter hold until May and will lock the dumpster to prevent people from throwing trash in there to sit all winter. The board agreed to proceed with this adjustment for the upcoming year because of the associated cost savings.

Jennifer is working with several tree companies regarding the removal of the tree encroaching upon the light fixture at the tennis court. Additionally, she is exploring design options for our new amenity, which has garnered support from the board. However, this project will require a neighborhood vote. Regardless of the chosen direction, the Board feels it is imperative that we contract out this endeavor and not depend on DIY

The community yard sale is scheduled for the 20th and 21st of this month. Joe will confirm the times and alert the board via group text.

Katie has proposed relocating the annual meeting from December to a more favorable time, prior to the holiday season. She suggests November 9th from 1:00 PM to 3:00 PM, which would accommodate the cooler weather and increased foot traffic in the neighborhood. Jennifer has indicated her intention to include this event in the newsletter and the website.

Joe has announced his intention to step down from his position as Vice President and assume a more advisory role as Director of Committees next year. Mandi has expressed her desire to relinquish her board position, and Mary is moving, leaving the secretary position vacant. Richards' wife Katie has expressed interest in the treasurer position, and Richard will then step down from the board but provide support to the board as needed. These changes and transitions will be on the annual meeting ballot to go into effect January 2026.

Jennifer has commenced receiving credit card payments. We distributed 36 invoices via email, and within a short period, individuals began making payments. This process has been successful so far. Mary will add a note to the website indicating that online payments are now accepted and encouraging members to contact the board for further information.

Jennifer reported that four homeowners are currently listed on the collections list, and they will soon transition to the collections department if they fail to make payments or payment arrangements by Oct 15th. She reported that she has been working with several neighbors and has successfully resolved a few past-due balances since the past due letters were issued.

Jennifer continues to receive checks from individuals who have opted to pay via check rather than credit card. We currently have approximately \$15,000 in our bank account.

Jennifer stated we need to allocate a portion of these funds for substantial repairs in the future, including the roof of the pool house, replacement of pool furniture, etc. and recommended that we establish a savings account for the HOA. She has been looking into performing a reserve study to accurately establish replacement costs for our depreciating facilities.

Katie has laminated a sign for the front of the neighborhood to provide residents with the correct HOA address. Mandi will cut the new sign for the mailbox, and Katie will install it to ensure clarity regarding the payment location for HOA dues.

Next HOA meeting October 8th, 2025 @ 6:30pm.

Meeting adjourned.