



Homeowners' Association, Inc.

Board of Directors

*Linda Henderson, President
Kristin Bender, Wossen Bezabih, Vice President
Ron Jones, Mehdi Rashidi, Vice President
Robert Klein, Treasurer
Sherry Shedd, Secretary*

HOA Board Meeting Minutes – March 4, 2026

The second HOA Board meeting for 2026 was held on March 4th at 7:30 PM. The meeting was called to order by President Linda Henderson. Others in attendance were Kristin Bender, Wossen Bezabih, Ron Jones, Robert Klein and Sherry Shedd.

Proposed Meeting Agenda

Financials - Bob

February Budget Update
Late Payers Update

Tennis - Kristin

Discussion of any issues

Pool - Wossen

Discussion of pump pool timer installation

Clubhouse - Ron

Toilet repair in men's restroom
Paint repair on clubhouse wall (by Nicole Brennan)

Social - Mehdi

Ideas for pool party and potential date

Landscaping - Linda

Getting estimate for sod at exit side of entrance

Secretary - Sherry

Compliance letters issued in February
Status/results of letters

Financials - Bob

- Bob gave an overview of the financial statements and an update of dues received. Ron suggested adding a forecast and the Board agreed on the importance of transparency and accountability to preserve the integrity of the Board.



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Tennis - Kristin

- Kristin reported that the cracks on the tennis courts would be repaired once the winter weather has passed.

Pool - Wossen

- Wossen and Bob reported that there have been issues with the pool pump timer installed by Allen Pools due to a wiring mistake. Allen Pools has corrected a number of the wiring issues associated with their installation. Once Allen Pools completes the seasonal readiness of the pool Wossen will contact Fulton County to do its inspection. The pool is scheduled to open on May 1, 2026.

Clubhouse - Ron

- Ron reported that the men's toilet has been repaired. The resident responsible for the tape damage to the wall has painted over the damaged area. Since it does not match the remainder of the wall the Board discussed painting the entire clubhouse in the future.
- There is an additional timer near the clubhouse that may need to be repaired. The function of the timer is unknown but it could be for the pool lights or flood lights.

Social - Mehdi

- Mehdi did not attend the board meeting.

Landscaping - Linda

- Linda reported that the area on the exit side of the entrance needs to be sodded in the spring and that a dead tree near the pool needs to be removed.

Secretary - Sherry

- Sherry gave an update of residents who have been sent letters due to the condition of their home or yard.

The meeting was adjourned at approximately 9:00 PM.