

Bramlett Shoals

Homeowners Association Open Meeting

Date: Sunday, March 16, 2025

Time: 7:00-8:00PM

Location: Word Aflame Tabernacle Church, 1806 New Hope Rd, Lawrenceville, Ga 30045

Attendees:

Chris & Carissa Martinez	Alisha Rhodes	David Rotter	Stephanie Sims
Melissa & Justin Vining	Jonathan Martinez	Noelia Chaparro	DeShawn & Danielle Harris

Opening:

President David Rotter opened the meeting by thanking everyone for attending, asking for everyone to sign in, passing out copies of the agenda, and introducing the 2025 board members.

Discussion Overview:

- David reviewed the 2024 expenses, explaining surprise repairs like the broken shower head at the pool clubhouse put the account in the red. Insurance covered part of the repair but the water bill wasn't covered by insurance and was costly.
- Treasurer Danielle Harris handed out copies of the 2025 budget.
- Discussed the increased cost of certain vendor contracts, however the pool & landscaping contracts kept the same pricing which saved the neighborhood money.
- "Why is there water at the tennis courts?" - can hook up a hose for cleaning the court, or for events or emergency purposes. Amount is minimal.
- "Why is there a telephone line at the pool?" - Emergencies/insurance requirement, also used for the security system.
- "Why is pine straw not grouped with the landscaping cost?" - It's a separate charge as needed, versus the monthly fixed cost of the landscaping contract.
- Board looking into hiring professional cleaners to handle the pool clubhouse instead of relying on volunteers. Looking to have an estimate by the spring meeting. Board will discuss what the frequency of cleanings will be when getting quotes.
- Pool also needs a second Republic Services trash bin for pickups. Need to decide who will be responsible for rolling these bins out each week for trash pickup.

2024 Expenses Review & 2025 Budget:

- Board currently looking into options for camera security system at courts. Will also possibly mean adding internet accessibility cost. Need to first have the money in the HOA account to feasibly afford these additions. Homeowner mentioned pursuing the homes who have not paid their HOA fees so we can have the necessary funds.
- We discussed how the current manual security system is set up. We use physical cards to gain access and must connect a laptop to the system for updates, reboots, etc. This takes about half

an hour or so each time. A homeowner suggested camera systems that only need power connection, the board will continue to look into all options.

- We discussed what was done so far looking into the entrance lights being out. Past board members were told that there was no power, David has currently been told there is power but the way it has been wired is incorrect. There was then discussion over whether the entrance lights should even be a priority for the neighborhood.
- Someone asked about the street sign that someone hit in the median at the Bramlett Blvd entrance, but it has since been fixed/replaced.
- We must get quotes for the pool to be repaired due to a hole developing from a poor resurfacing job five years ago (the board confirmed we no longer use that company for our pool contract). We will also have the cost of refilling the pool. Looking to have this quoted, decided and done before the pool opens in May.

Committees:

- We're currently looking for volunteers for committees. These committees include the **ACC** (changes to homes, landscaping, fences, paving, etc.), **Welcome** committee (greet new neighbors), and **Party Planning** Committee (planning neighborhood events like the fall festival). If anyone is interested, they were asked to sign up on print out at meeting.

Violation Notices:

- A print out copy of the violations letter was passed out. Explained how the first notice has no fee associated, that you'll have two weeks to fix the violation or be fined thereafter. Or you can contact the board to work through any difficulties or timing issues. We're here to work with you and be neighborly.
- "How would these fees be enforced?" Would be added to HOA dues, unpaid HOA dues would lead to board being forced to get a lien.
- "Won't that cost HOA more money? And then they still might continue to simply not pay."
- Suggestions about going to people's homes to talk with them about HOA dues, violations or any HOA business. How this has been the most successful strategy in the past.
- Talked about how the Welcome Committee would visit new neighbors when they moved in, introduce themselves and explain everything about the neighborhood and HOA.
- Board acknowledged this would continue to be our process, that we want to be flexible and helpful. Talked about how we want to bring back these committees to help.

Neighborhood Events:

- Everyone discussed all the old events the neighborhood used to put together like pool opening party, fall festival, Easter egg hunt, first day of school parade, etc. We would love to bring all these back but need volunteers to help.
- Homeowners brought up that they used to help with these things but there started to consistently be an issue of not enough people volunteering to get it done, or not many people even showed up to participate. How it fell to only a few people to plan everything out, set up, run things, and clean up with very little help over and over again, leading to things stopping once Covid picked up and everyone stepped back.
- Discussed how we'd need to try talking to everyone to get participation up. This has been a problem for years, as we've tried posting to Facebook, flyers, using signs at the entrances and having HOA meetings, even including Zoom options, but still very little response or participation from neighbors.

- Someone suggested having everyone's number in a neighborhood wide group chat, but others suggested people would want to keep their info private. Board mentioned plans to start up an email newsletter that would include all emails provided from the pool registration form. That anyone not already in the Facebook group could have all the neighborhood news delivered straight to their inbox.
- Board talked about cleaning up the current website and Facebook group.
- Short convo with new homeowner in attendance who hadn't heard anything from the HOA since moving in and wanted to fill out and pay all necessary paperwork. Everyone welcomed them and the board gave copies of forms to be filled out.

Open Q&A / Closing Comments:

- We discussed how the next meeting would probably be in the beginning of May, before the pool opening. Then there would be one in October, then the last one in December. There were more jokes about all the events and parties around these dates, invites passed around between neighbors. Suggestions to discuss everything we covered tonight with your neighbors.
- The tennis court needs its own trash bin for pickup. Again, we would need a person assigned to roll this bin out each week.
- We need to decide what to do with the sport court, leave it closed or put goals back up?
- Homeowners have seen strangers show up to the basketball court looking to play, said we're listed online as a public court. We need to remove the listing, and someone asked about raising fence height to prevent people from breaking in.
- A lot of unleashed pets roaming the neighborhood, how to safely get them back to owners.

Action Item	Person Assigned
Call about repairs to entrance lights/street lamps	Stephanie Sims
Get price quote for pool clubhouse cleaners	Danielle Harris
Need to order and pay for trash bins at pool and tennis court, assign rollers	Danielle Harris
Camera system options/costs	Danielle Harris
Get price quote/schedule pool repair before opening date	David Rotter
Process committee volunteers, ask on Facebook for any additional volunteers	Stephanie Sims
Set up Neighborhood Newsletter, enter email addresses from pool forms	Noelia Chaparro
Clean up Facebook group members	David Rotter
Remove public basketball listing	Noelia Chaparro