

**Pembrook Farms**  
**HOA Board Meeting 3/6/22**

*Notes*

- Roll Call- 3 out of 4 Members present-(Madam President conflict)
- HOA Work Plan- next 4 weeks
  - 3/13 – Budget Breakdown
  - 3/20 – Budget Vote / Bank account
  - 3/27 – Establish all FAQs
  - 4/3 – First official community meeting
- Filed with the state of Georgia
  - 5-7 days until processed
- Follow-up with “Reinstatement Letter” next week
- Reviewed prelim Cost breakdown -Base \$120 per Year per household
  - \$120/household annually = \$12,000
    - Development – \$6,000
      - Website Development
      - Website maintenance
      - Platform Hosting/interactions
    - Lawyer Reserve - \$3,000
    - Management Services - \$3,000
- Prelim Budget included items
  - Trees cutting –contractor (cost TBD)
    - Priority trees- need to identify
  - Common Areas
  - Front (Sign)
    - Lawn
    - Trees
    - Seasonal flowers
    - Mulch
  - Street Cleaning
- Extra Projects- Nice to have/Future wants for community
  - Streetlights
  - Speed bumps
  - Retention Pond
  - Mailboxes
  - Lawn Services
  - Pet waste Stations
  - HOA announcement board
  - Gated Community
  - Walking trail
- Articles Reviewed 5-6
- Article 5

- Section 2 – Edit all responsibility of HOA to repair personal property
- Article 6
  - Section 5 – Cleaning of the exterior
  - Section 6 –yard sales permissible
  - Section 7 – limit to 4 vehicles and not blocking any public domain / street parking notification clause / remove door and garage
  - Section 9 – add timeframe for payment of fine (use earlier payment plan)
  - Section 10 – no limit of type of dog or animals
  - Section 11 – need notice to neighbors & board, extend hours 12 am – 7:30 am
  - Section 12 – 24hr limitation
  - Section 17 – 48 hrs prior tp scheduled pick up
  - Section 21 – anything already built grandfathered in / Backyard ok if fenced
  - Section 23 – Temporary use permitted for 2 months
  - Section 24 & 25– remove
  - Section 26 – non on the floor and additional options approved by the board
  - Architectural Committee = Board
  - Section 27 – need to be maintained / color
  - Section 32 – remove last sentence

Section 34 – add that it is an infraction / also add warning for maintenance (30 days) / recommendations from board