

**ANNUAL MEETING
BRECHIN PARK HOMEOWNERS ASSOCIATION, INC.**

November 16, 2025

The Annual Meeting of Brechin Park Homeowners Association, Inc. was held on Sunday, November 16, 2025 at 4:00 pm at the Brechin Park pavilion, located on Brechin Drive, Senoia, GA 30276. The purpose of the Annual Meeting was to update homeowners on the status of the community and to conduct all lawful business of the Association.

Board members in attendance in person or by proxy were Roland Myers, Frank Sack, Dan Harmon, Mike Secor, Adriane Oifoh, Lesley Lee, and Kevin Wildermuth.

Alice Muetzel of Community Association Management, LLC (CAM) attended on behalf of the management company.

The Agenda for the Annual Meeting was as follows:

1. Welcome
2. Accomplishments and Objectives
 - a. Officers Reports
 - b. Committee Reports
3. Financials/Budget
4. Election
5. Adjournment

Welcome/Sign in/Verification of a quorum, etc.

Roland Myers welcomed all to the 2025 Brechin Park Homeowners Association, Inc. Annual Meeting. The Board members were introduced.

The quorum requirement was 25 percent of eligible homeowners which was 20 homeowners. The quorum was met with 24 homeowners present in person and/or by proxy.

Officers Reports – Kevin discussed landscaping. In February the Pavilion got a facelift, lights added, pressure washed, wood replaced as needed and painted and signs replaced. Picnic tables were pressure washed and stained. March – Sprinklers repaired, controller needed replaced, May/June pine tree hit by lightning and 2nd pine tree fell. Water leak at entrance was expensive as we did not notice either the leak or the higher water bill. All bills paid by CAMGA will be reviewed monthly in the future.

Small library will be added to the pavilion area.

Social Committee – Adriane announced next community event will be coco and cookie.

ARC – Mike advised everyone will receive in the mail new ARC guidelines requiring a 30 notice for all ARC requests starting January 2026 with a fine imposed if prior approval is not requested.

Storm Drain issues, the county is aware and target date is 2026

The Lake needs to be dredged around the gazebo area. There is money in the reserves to cover this cost.

2026 Budget

Roland reviewed the Proposed 2026 Budget. There were no questions and the 2026 budget was accepted. The 2026 assessment will be \$525.00. Lots of spirited discussion from various residents as to why the dues have gone up. Explanation was provided but not universally accepted. Question on what can be cut from the budget to keep costs down. Possibly flowers can be reduced.

Election – Roland asked if anyone was interested in adding their name to the ballot. There were no volunteers. Roland Myers, Ginger Sack, Dan Harmon, Mike Secor, Adriane Oifoh, Kevin Wildermuth, and Lesley Lee were re-elected to their positions.

There being no further business the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

Brechin Park Homeowners Association, Inc.

Attest: _____

Secretary, Brechin Park Homeowners Association, Inc.

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