



# BOARD OF DIRECTORS 2020 SUMMARY

March 17, 2021

## Aradon Farm Lot & Home Owner's Association

Dear Residents:

We hope everyone is doing fine and staying healthy.

Here is a Board update on the current situation. Given that the Governor's mask mandate is still in effect until at least April 9<sup>th</sup>, the annual meeting has been postponed past that time. We will wait for updated information and decide on an annual meeting later. Your input and preferences on this issue are much appreciated. We have already heard from some residents that, while annual meetings are fine, they would not participate at this time until the pandemic has subsided. We respect that and wish not to put anyone in harms way. We will communicate with you again when new information is received and additional comments from residents are reviewed. We welcome your input!

Meanwhile, in accordance with the By-Laws, Article II, Section 8, the President and the Board are directed to give an update to the community summarizing the accomplishments and events of the past year. The board remains committed to being transparent in all its actions and communicate regularly with the residents to keep everyone informed of any actions. As always, if anyone has any concerns, the board is available to hear such concerns. Also, the Board is pleased with Windstream's action to fulfill their commitment to Aradon. We thank all residents for their positive comments and letters written to bring to the St. Clair County Commission meeting with the Aradon Directors. We would also like to thank James E. Hill, III, St. Clair County Attorney for writing a letter to the Windstream legal department.

We have attached our annual financial report and the following is a summary of the 2020 Board actions and accomplishments:

- The Board was requested by the membership to retain an attorney to determine once and for all time the rightful ownership of the lake situated south to north from Aradon Trace. It was determined that the Association had no ownership, but that several easements existed that allow residents access to the lake. While conducting his research, the attorney also determined that the developer dissolved the Aradon Farm LLC and ownership of the covenants reverted to the Aradon Farm Lot and Homeowners Association.
- The Board developed and put into use a social media policy to govern the use of the Association's Facebook page.
- In 2020 there were two yard-debris collections, one in the spring and one in the fall. Both were heavily used and successful.
- The Board had discussion related to future use of lot 18, deeded to the Association by Ms. Olvey. We also asked the residents for possible use suggestions. There were none. This issue remains unresolved, and will be an item to be addressed at a later time.
- A complete listing of residents including name, street address, and sector/lot numbers was published and distributed to all residents.
- The Board petitioned the County Engineer regarding repaving of subdivision roads, and road markings. The result was that Aradon Drive and Aradon Trace were repaved and these roads were also relined and reflectors for night use were installed. The remainder of the roads in Sectors 3,



# BOARD OF DIRECTORS 2020 SUMMARY

March 17, 2021

## Aradon Farm Lot & Home Owner's Association

4, and 5 will hopefully be repaved sometime in 2021 now that building in Sector 5 is very close to coming to an end. The Board has also made two requests to have the two washouts at the beginning of Bridal Path and at the end of Brooke Lane repaired. The county has yet to take action, but we will continue to send reminders until the jobs are completed.

- Two new road signs were created and installed; one at the end of Aradon Drive giving direction to Highway 174 the other indicating “no solicitations” allowed.
- The Association by laws were amended to allow the Association to expend funds to maintain the lighting, beautification and holiday decorations of the Highway 174 entrance. This amendment was necessary as current by-laws do not allow Association expenditures for anything not owned by the Association.
- The Windstream project to install fiber optic cable to better accommodate service to all of sector 5 residents, and hopefully to others in the neighborhood as well, is finally underway. To the best of our knowledge, the cable has been installed by the sub-contractor and all that remains is for Windstream to complete the final hookups. We do not have a completion date as yet, but we will remain in contact with Windstream until the project is completed.
- The Board voted to suspend annual dues for 2021 in the hope that some semblance of normalcy will return this year and we will be able to utilize some of our funds for neighborhood activities. More on this as the new year unfolds.

Lastly, the Board of Directors would like to thank all Association members for the privilege to have served you this past year. We sincerely hope that this new year will bring new opportunities for social gatherings and other neighborhood events.

Cordially,

*Your Board of Directors*

*Emery Mayoros, President & Board Chairman*

*DeWitt Barton, Vice-President*

*Amanda Davis, Secretary*

*Trudy Mayoros, Treasurer*

*Lee Ann Clark, Board Member*

*Tommy Smith, Board Member*

