

Aradon Farm HOA Annual Meeting Minutes

Saturday, February 1, 2020

9:00 am

Bethel Baptist Church

9:03 am - Call to order –Quorum present

Agenda Items and Committee Reports:

1. Welcome, Allison Gray, President

- Introduction of new residents in attendance
- Recap of the last year's activities by the Board of Directors
 - Some of the highlights: website updates, lake signage, Aradon Trace paving, newsletters sent after each Board meeting, work on transferring the Covenants to the HOA

2. Motion to accept minutes from Annual meeting on February 2, 2019

- **Motion** was made by Mr. Everett, 2nd by Mr. Carroll, & **voted to approve** by membership

3&4. Treasurer's Report & Taxes

- Currently have 71 lot owners paying dues
- All members received a copy of treasurer's report in meeting packet
- As of 12/31/2019, balance in checking is \$10,596.29; current balance in savings account is \$1,390.96 for a total combined balance of \$11,987.25
- We have annual fixed expenses of approx. \$4,000; total expenditures in 2019 were \$5,078.52
- Tax return for 2019 has been filed
- **Motion** made to accept annual Treasurer's Report; 2nd; **vote to approve**

5. Upkeep of Aradon Farm signs, landscaping, and lighting (at entrance on Hwy 174)

- General discussion of whether the HOA should be responsible for and/or pay for upkeep of this area since it is technically owned by the new owners of the farm, the Sullivan family
- Further discussion about most of the land on either side of Aradon Drive from Hwy 174 entrance to beginning of neighborhood is actually County Right-of-Way – who is responsible for mowing this area, as the County will not provide any upkeep?
- Question posed to membership: What does the HOA want to continue to maintain?
- Mr. Carroll has been mowing this area for many years and has agreed to continue to do so, but would like the HOA to provide funds for maintenance and fuel for his mower
- Funds could come from the \$1,390.96 in savings, which was revenue generated during the years that the HOA mowed the vacant lots of land owners who had not yet built in the neighborhood
- **Motion** made to provide Mr. Carroll with \$300.00 per year from savings account to cover the maintenance and fuel for his mower for mowing the land along Aradon Drive as well as Lot 18 (community lot); motion 2nd, **vote to approve**

6. Community Lake

- Permanent "No Driving" sign installed this year

Meeting Minutes

ARADON FARM LOT & HOMEOWNERS ASSOCIATION

- Discussion about lake ownership – in 2012, the membership voted to accept ownership of the lake from the Developer; recently, however, it was discovered that the deed to change ownership is not on file in the County office, and the HOA does not currently hold the deed to the community lake
- In the lake area, the HOA only holds the deeds to the easements granted by property owners whose land borders the lake as well as the easement for the road leading to the lake; these documents are on file with the County
- Some members expressed concern that the HOA has paid for liability insurance for the lake since 2012 as well as part of the dam repair several years ago
- Question: Should HOA be paying for something that HOA does not own?
- All members agree that we need to determine what happened to the paperwork from 2012
- Suggestion made that the Lake Committee work with new Board of Directors to determine what happened with lake transfer
- Suggestion made to hire an attorney to help HOA determine what happened
- **Motion** made that incoming Board hire an attorney to help the HOA determine how best to proceed with regard to the lake, insurance for the lake, and expenses HOA has paid towards the lake; an expenditure limit of \$2,500 for the attorney is also part of this motion; motion 2nd; **vote to approve**
- Any discussion of ideas to improve the lake is put on hold until we have a clear answer ownership

7. Options for use of Community Lot 18 on Saddle Way

- Board & Developer confirmed that the HOA does hold the deed to this property
- HOA will discontinue paying landscaper to mow this lot and Mr. Carroll will mow going forward
- Discussion of ideas include a community garden, a gazebo or pavilion, or leaving as is
- Question: What is the long term vision for this area as well as the neighborhood in general?
- Suggestion made that the HOA should develop a long-term plan
- **Motion** made to establish a Planning Committee that will work on developing a 1, 3, and 5 year plan for the vision of the neighborhood; motion 2nd; **vote to approve**

8. Status of neighborhood Covenants

- Developer is ready to transfer ownership of the Covenants to the HOA
- HOA has not accepted the covenants at this time due to concerns about the ability to enforce the Covenants as well as ability to make any changes going forward (requirements for a two-thirds majority for any updates to the document)
- Board has requested changes to 2 sections, but Developer is not comfortable making these changes
- Suggestion made to add this item to the list of things to discuss once HOA retains an attorney
- **Motion** made to ask the attorney for advice regarding the Covenants before HOA takes ownership of them; 2nd; **vote to approve**

9. Consideration of Management Company for HOA

- Board has discussed turning over management of the HOA operations to a professional property management group
- Board has quotes on pricing, but wants general membership to be involved in the discussion
- Decision was made to table this discussion until HOA receives legal advice about lake, Covenants, and other items

10. Architectural Review Committee (ARC)

- Reminder that all new construction, outbuildings, alterations or additions to an existing residence must be approved by the ARC
- Approval form is located on the Aradon website www.aradonfarmhoa.com
- Question: Can ARC communicate to the general membership when variances have been granted?
 - Answer: No; if anyone has a specific concern, please reach out to the ARC

11. Election of Board & Committee Members

- All officers & Board members were inducted by unanimous vote
- Officers & Board of Directors
 - Gerald Carroll—President/Board Member
 - Richard Harper – Vice President
 - Teresa McCullough – Secretary
 - Trudy Mayoros – Treasurer/Board Member
 - Lee Ann Clark – Board Member
 - Stacie Pate –Board Member
 - Amanda Davis—Board Member
 - Tommy Smith—Board Member
- Committee Chairs
 - Lake – Larry Craft (not present, need to confirm with him)
 - ARC – Ellen Olvey
 - Beautification – Amanda Davis
 - Planning – Bill Stubbs

12. Open Forum

- Question: What has been the largest complaint regarding Covenant violations over the past year?
 - Answer: Speeding (ongoing issue) and placement of flags/hazardous barriers in yards (these have all been removed)
- Internet issues – many homeowners have expressed frustration with reliability of Windstream internet service
 - Mr. Stubbs offered information on Hargray as an alternative; he has spoken to a company representative, and if enough homeowners express interest, they could be a new option
 - Hargray currently operates in Pell City but plans to expand
 - Mr. Stubbs will charge the Planning Committee with the task of exploring this option

There being no other business motion was made to adjourn at 11:12 am.

**Aradon Farm Lot and Homeowner's Association
Board of Directors Meeting**

Tuesday, February 11, 2020

5:30 pm

Home of Amanda Davis

Present:

Gerald Carrol, Richard Harper, Amanda Davis, Lee Ann Clark, Stacie Pate, Tommy Smith, Trudy Mayoros

5:35 Call to Order – Quorum Present

Agenda Items:

- Discussion on Lake Ownership. Discussion was held that the lake deed was never transferred to the HOA, as promised and approved, voted in by the members at the annual meeting in 2011. Instead, the HOA received an easement in 2014.
- Per the St. Clair County parcel ownership information it appears lake ownership is in the name of Gerald and Sue Carroll, transferred by the previous owner in 4th quarter of 2019. Mr. Carroll stated he was not aware he owned the lake.
- The question was raised regarding reimbursement for the expenses the HOA has covered since the annual meeting in 2011.
- A discussion was held regarding hiring an attorney, which was approved at the annual meeting, to research and report to the board of the findings about the ownership status of the lake, and how to proceed in accordance with the findings.
- At this time the President, Mr. Gerald Carroll, and the Vice President, Mr. Richard Harper indicated they preferred not to be a part of the proceedings and indicated they will leave the meeting. The President and the Vice President were asked if they were resigning. Both answered in the affirmative, yes.
- A motion was made to accept the resignation of both officers, Mr. Carroll and Mr. Harper. It passed unanimously.
- Ms. Clark and Ms. Davis were tasked with researching hiring an attorney to obtain clarity about 1) the lake ownership, 2) the HOA covenants, 3) the return of the easement to the owner, since the HOA does not own the lake.
- It was agreed that the Board needs the entire history of all meeting minutes for atty review and the presiding Secretary, Ms. Mayoros (in the absence of Secretary Teresa McCullough) was asked to contact the previous Secretary, Ms. Ballinger to obtain all minutes and surveys the HOA paid for and associated with the lake.
- Ms. Mayoros was asked to send an email to the community to see if anyone is interested to step in as President and Vice President to fill the two vacancies.
- By a show of hand all (5) Board members indicated that there is no interest to accept the lake now or in the future for the HOA as it presents too much of a liability for a small community, such as ours.

There being no other business a motion was made to adjourn at 6:56 pm.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, March 19, 2020

6:00 pm

565 Aradon Drive

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Tommy Smith

6:10 pm - Call to order & present agenda – Trudy Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on February 11, 2020.

- Motion was made by Tommy Smith, 2nd by Trudy Mayoros, & approved by all members; minutes entered into official record.

2. Treasurer's Report – Trudy Mayoros

- Currently have 4 outstanding HOA lot dues
- As of 3/19/2020, balance in checking is \$18,073.79; current balance in savings account is \$1,390.98 for a total combined balance of \$19,464.77.
- **Motion to accept Treasurer's Report** made by Tommy Smith, 2nd by Amanda Davis; unanimously approved by all members.

3. Approve Stacie Pate's resignation as Board of Director

- **Motion to accept** made by Tommy Smith, 2nd Lee Ann Clark; unanimously approved by all members.

4. Approve Teresa McCullough's resignation as Secretary

- **Motion to accept** made by Amanda Davis, 2nd Trudy Mayoros; unanimously approved by all members.

5. Set guidelines and approve administrator for Community Face Book group.

- Discussion to allow active officers and board members only to be an administrator for the Community Facebook Group. **Motion to accept** made by Trudy Mayoros, 2nd Lee Ann Clark; unanimously approved by all members.

6. Discuss appointments of: President/Chairman, Vice President, One Board Member, Secretary

- **Emory Mayoros – President/Board Member**
Nominated by Amanda Davis
- **Dewitt Barton – Vice President**
Nominated by Trudy Mayors
- **Amanda Davis – Secretary**
Nominated by Lee Ann Clark

- **Motion to accept nominated candidates as stated above by Tommy Smith; 2nd Trudy Mayors; unanimously approved by all members.**

7. Discuss the Acceptance of Covenants from Developer

- Motion made by Tommy Smith, 2nd by Trudy Mayoros to accept Covenants as written. Unanimously approved by all members.

8. Discuss attorney meeting and hiring approval regarding the lake issue.

- After being directed by general population during the 2020 Annual HOA meeting to obtain an attorney, Board Members had an initial consultation on March 11, 2020 with Attorney Randall Richardson of Pruitt & Richardson, P.C., in Pell City Alabama. Based on meeting, Board Members pleased with the attorney. A motion made by Tommy Smith, 2nd Trudy Mayoros, to obtain Randall Richardson as the attorney to represent Aradon Farm Lot & Homeowners Association with a review of the transfer of covenants from the developer, filing of the transfer, review of lake issue, lake easements and enforcement of covenants. Motion unanimously approved by all members.
- Lee Ann Clark agreed to contact the attorney and report back to the Board with estimated cost and next steps.

9. Kristy Fortenberry email regarding the Mitchell and Russ houses.

- Complaint tabled until a response is received from the attorney.

10. Discuss Future Board Meetings and HOA meetings:

- **Board to meet 2nd Thursday of each month. These are closed meetings.**
- **Board will schedule at least 2 open HOA meetings a year. The first meeting will take place after information received from the attorney.**

11. Other Business

- **Prepare a summary of meeting and email to all members of HOA.**

7:30 pm – Motion to adjourn made by Tommy Smith, 2nd Trudy Mayoros; unanimously approved by all members.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, May 14, 2020

6:00 pm

585 Brooke Lane

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Tommy Smith

Emery Mayoros – President/Board Member

Dewitt Barton –Vice President

6:08 pm - Call to order & present agenda – Emery Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on March 19, 2020.

- Motion was made by Emery Mayoros. 2nd by Dewitt Barton & approved by all members; minutes entered into official record.

2. Treasurer's Report – Trudy Mayoros

- Currently have 1 outstanding HOA lot dues
- As of 5/13/2020, balance in checking is \$15,948.79; current balance in savings account is \$1,391.00 for a total combined balance of \$17,339.79.
- **Motion to accept Treasurer's Report** made by Emery Mayoros to accept, 2nd by Amanda Davis; unanimously approved by all members.

3. Old Business: Complaints regarding Mitchell and Russ Constructions

- No updates at this time. All members agreed.

4. Annual Neighborhood yard and debris collection.

- Trudy Mayoros to contact Advance Disposal for pricing for trailer to be parked on Lot #18 for rubbish pickup.

5. Review of Old/New Committees.

- Current committees Lake Development, Beautification, ARC, Welcoming and Planning Committees. Due to lack of ownership, the Lake Development and the Beautification Committees have been eliminated. The ARC, Planning and Welcoming/Social Committee will remain at this time. Emery to contact committee chairperson to discuss plans and future operations of each committee.
- **Motion to accept** made by Trudy Mayoros, 2nd Lee Ann Clark; unanimously approved by all members.

6. New Business

- Remove Trudy Mayoros as voting Board Member.
- **Motion to accept by Emery Mayoros, 2nd by Dewitt Barton; unanimously approved by all members.**

7. Discuss creation of Social Media Policy.

- Trudy Mayoros and Lee Ann Clark agreed to create some guidelines for policy to post on the Aradon Facebook page.

8. Mowing of Lot #18

- Email received from Gerald Carroll that he would no longer mow Lot #18 nor collect the \$300.00 for mowing as approved at the annual homeowners meeting.
- Laramie Kelly was unanimously approved by the board via email vote to mow Lot #18.

9. Windstream Installing Fiber Optic Cable

- This project would afford better internet for those who currently have internet and should also give coverage to all Sector 5 residents. Tommy Smith and Emery Mayoros met with Windstream representatives who explained the broad view of Windstream's plans. Windstream would like the Board of Directors to sign off on a work agreement. Emery Mayoros has forwarded document to Randall Richardson, Attorney for review.
- A start date for the project has not been announced.

10. Update on attorney findings.

- Lake Easement – The 15' easement from the water's edge was granted to the HOA long before the larger parcel was deeded to Gerald and Lynda Sue Carroll. As such, Ellen Olvey conveyed the parcel to Mr. and Mrs. Carroll and they accepted said conveyance subject to the easement. Unless the easement is terminated by mutual agreement or it is otherwise abandoned, it runs with the land and is binding on subsequent purchasers of transferees who take possession of the land burdened by the easement. That being the case, it is the opinion of the attorney that Mr. and Mrs. Carroll is without legal authority to bar members of the HOA from using the easement area. As for liability associated with the use of the easement, generally speaking no liability arises as the holder of the easement is under no duty to protect those who use the area voluntarily. By using the easement, they are assuming the risk of any injury they may sustain as result of their own actions.
- Attorney Richardson performed a partial title search and searched all easements. An additional easement recorded in August 2019 conveys a .60 easement to both the HOA and Mr. and Mrs. Carroll. – Road right of way
- Update: Emery has discussed Attorney Richardson's findings with Mr. Carroll. Mr. Carroll wants to discuss findings with Judge Hill and did not indicate his concerns. Judge Hill has contacted Emery and seemed unaware of things that have transpired related to the pond and indicated he planned to discuss with attorney Richardson regarding comments and easements and who is rightfully responsible for the dam upkeep. Emery has not been updated on Mr. Hill's and attorney Richardson's conversation.
- Notification to the Aradon residents use will temporarily be on hold until further updates are received.

11. Covenants

- Attorney Richardson confirmed that the Aradon Corp., LLC has been officially disbanded by the developer. The Covenants currently in existence with amendments will remain in place and any future revisions to the Covenants will require 75% approval of the residents.

12. Future Business

- Discuss Covenants.
- Decide best approach to recoup losses from rebuilding of dam.
- Prepare summary of meeting and send to all members of HOA.

7:42 pm – Motion to adjourn made by Dewitt Barton, 2nd Tommy Smith; unanimously approved by all members.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, June 11, 2020

6:00 pm

585 Brooke Lane

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Tommy Smith

Emery Mayoros – President/Board Member

Dewitt Barton –Vice President

6:03 pm - Call to order & present agenda – Emery Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on May 14, 2020.

- Motion was made by Lee Ann Clark, 2nd by Dewitt Barton & approved by all members; minutes entered into official record.

2. Treasurer's Report – Trudy Mayoros

- All HOA lot dues have been received.
- As of June 10, 2020, balance in checking is \$15,744.11; 2 checks received for \$125.00 each for lot dues, Web page \$179.00, Disposal Trailer \$150.00. Current balance in savings account is \$1,391.00 for a total combined balance of \$17,135.12.
- Discussion to move the \$1,391.00 from savings account to checking account.
- **Motion to accept Treasurer's Report and move money** made by Tommy Smith, 2nd by Emery Mayoros; unanimously approved by all members.

3. Annual Neighborhood yard debris collection

- Discussion to repeat in the fall – November 2020. Also, discussed getting larger trailer or use Willie Davis' dump trailer. All members approved to repeat in November and discussions will be made on trailer and or size needed at a later date.

4. Social Media Policy

- Lee Ann Clark and Trudy Mayoros will write a policy and get attorney to review. Motion to accept made by Tommy Smith, 2nd by Emery Mayoros; unanimously approved by all members.

5. Windstream Update

- All members signed document for Windstream to begin service and not to hold Windstream liable as HOA for any damages to property. Windstream stated all lots would be restored to condition prior to their service.

6. Update on Attorney Findings related to additional easements between Olvey and Judge Hill

- 15 foot lake easement allows residents access to fish and walk around the lake. Emery Mayoros to communicate access to the HOA members/residents.
- Dam is half on Hill and half on Smith property.
- Easement dated 2002 and recorded in 2011. This easement does not include who owns or/has responsibility for the dam upkeep, however, the implication is the Mr. Olvey created the pond by use of the dam and he or his heirs have responsibility for its upkeep.

7. Discuss recoupment of funds spend on the rebuild of dam

- Pursue 100% recovery and allow Jim Hill to be the mediator with Ellen Olvey. Motion made by Tommy Smith to accept; 2nd by Lee Ann Clark; unanimously approved by all members.

8. Covenants and Enforcement

- Ellen dissolved Corporation and Covenants have been transferred to the subdivision residents. The Covenants currently in existence with Amendments will remain in place. Discussion around formulating letters to send to members when in violation. Members were not in favor.

9. Reflectors on Road

- Tommy Smith to contact Dan Dahlke regarding cost and installation for reflectors in curves and possible other places.
- Tress on Saddle Brook Lot 18 to be trimmed. Protruding into the roadway.

10. Future Business

- Prepare summary of meeting and send to all members of HOA.

8:06 pm – Motion to adjourn made by Tommy Smith, 2nd Emery Mayoros; unanimously approved by all members.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, July 09, 2020

6:00 pm

585 Brooke Lane

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Tommy Smith

Emery Mayoros – President/Board Member

Dewitt Barton –Vice President

6:05 pm - Call to order & present agenda – Emery Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on June 11, 2020.

- Motion was made by Lee Ann Clark, 2nd by Tommy Smith & approved by all members; minutes entered into official record.

2. Treasurer’s Report – Trudy Mayoros

- As of July 9, 2020, balance in checking is \$17,135.12; balance of \$1391.01 transferred from savings account.
- Outstanding payment of \$200.00 for 4 mowing of Lot #18 to Laramie Kelly.
- Insurance on Lake Cancellation additional amount due of \$152.00 due to change in coverage.
- Trudy Mayoros to research additional insurance companies for next year quote.
- **Motion to accept Treasurer’s Report and move money** made by Emery Mayoros, 2nd by Dewitt Barton; unanimously approved by all members.

3. Old Business

- Streets – Tommy Smith reported street stripes are temporary and county to restripe and add reflectors, initially to Aradon Drive and Aradon Trace.
- Trees on Lot #18, Saddle Way Drive getting close to roadway. Laramie Kelly to trim in the near future.
- Windstream fiber optic project: All residents OK with project. Tommy Smith to call and get estimated start date of the project.
- Absentee lot owners (5) frontage upkeep – Trudy Mayoros to write letter to lot owners as a reminder that HOA no longer has lots mowed and the lot owners are responsible for upkeep.

4. Discuss Golf Carts and Off-Road Vehicles

- All Board members were not in favor of releasing a cautionary communication to residents.

5. Signs for installation Approval needed

- “No Solicitation” sign to be installed at the entrance. Trudy Mayoros to discuss with the Sullivan’s (Owners of the Farm) for placement of the sign.

- Discussion for Exit to U.S. Hwy 174 to be placed before you get to turn due to so many vehicles missing the turn to exit. Amanda Davis to discuss with Alabama Barricade.
- **Motion to install “No Solicitation” sign made by Dewitt Barton, 2nd by Lee Ann Clark & approved by all members.**

6. Social Media Policy

- Lee Ann Clark and Trudy Mayors will write policy and introductory letter regarding posting to the Aradon Farms Facebook page. Policy will be ready by the next meeting for approval and to be included in the HOA newsletter.

7. Attorney update and discussion related to recoupment of funds spent to repair dam

- Emery Mayoros and Dewitt Barton met with the attorney. The promise to acquire the lake was not in a contract or any signed document from Developer/Owner to transfer ownership. Therefore, the HOA does not have a claim for the ownership. A claim could be made for the recoupment of funds by use of the Unjust Enrichment Clause. The legal opinion is that such action would have to be filed through Mr. Olvey’s Estate, and that would be costly and time consuming. Based on the attorney’s recommendation, the motion was put forth to abandon the effort to recoup funds, but the Board has yet to take a vote on this issue. This vote will be taken at the August Board meeting.
- The attorney met with Judge Hill as the Board agreed, and their solutions was to have Judge Hill meet with Gerald Carroll to discuss the ability of residents to fish at Mr. Carroll’s end of the lake. The Board felt that such a meeting would be redundant, since Mr. Carroll had previously verbally agreed that residents would be allowed to fish.

8. Future of Front Entrance

- Who owns the front entrance? Emery Mayoros and Dewitt Barton to set up meeting with Mark and Kathy Sullivan (Farm Owners) to discuss.
- **Motion made by Lee Ann Clark to accept; 2nd by Emery Mayoros; unanimously approved by all members.**

9. Special Members Meeting

- A meeting with Aradon residents to be scheduled with the attorney present. Lee Ann Clark will try to schedule place and give dates and time. All Members were in favor of special HOA meeting.

10. Future Business

- Prepare summary of meeting and send newsletter to all members of HOA.

8:16 pm – Motion to adjourn made by Tommy Smith, 2nd Lee Ann Clark; unanimously approved by all members.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, August 13, 2020

6:00 pm

585 Brooke Lane

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Tommy Smith

Emery Mayoros – President/Board Member

Dewitt Barton –Vice President

6:00 pm - Call to order & present agenda – Emery Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on July 9, 2020.

- Motion made by Dewitt Baron, 2nd by Lee Ann Clark & approved by all members; minutes entered into official record.

2. Treasurer’s Report – Trudy Mayoros

- As of August 13, 2020, balance in checking is \$16,783.12.
- **Motion to accept Treasurer’s Report** made by Lee Ann Clark, 2nd by Emery Mayoros; unanimously approved by all members.

3. Old Business

- Streets – Tommy Smith reported permanent lane markings will be applied this fall from Hwy 174 up through Aradon Trace.
- Trees on Lot #18, Saddle Way Drive getting close to roadway. Laramie Kelly to trim in the near future.
- Windstream fiber optic project: Tommy Smith indicated the project has been delayed. Windstream received an infusion of capital, and has decided to expand their project list. They are in the process of hiring additional personnel. No new project date has been set for Aradon. The Board will provide periodic updates as received from Windstream.
- Absentee lot owners (5) frontage upkeep – No action taken at this time – waiting on quote from Kelly Lawn Care.
- Results on discussion with the Sullivan’s regarding ownership of entrance - Dewitt and Emery met with the Sullivan's to discuss the front entrance ownership and a possible irrigation system. The Sullivan's were not interested to contribute to the installation of an irrigation system. They indicated they would water any flowers when needed at their expense.

4. Attorney Update

- Litigation opinion letter received from Randall Richardson, Attorney
- Covenants are owned by the lot owners.
- Board discussed the recoupment of dam expenses and whether to proceed or not to proceed with recoupment.
- **Motion to vote for no further litigation** was made by Amanda Davis, 2nd by Lee Ann Clark; all members approved.
- Board unanimously voted to distribute copy of litigation letter to the homeowners and ‘Not Proceed with recoupment of dam expenses’.

5. Special Members Meeting

- Meeting with lawyer and homeowners to answer homeowners questions regarding dam and explain safety factors
- **Motion to schedule meeting** made by Lee Ann Clark, 2nd by Emery Mayoros; approved by all members.
- Lee Ann Clark to search for a place to have meeting.

6. Social Media Policy

- Social Media Policy (Attached)
- **Motion to accept policy as written** made by Dewitt Barton, 2nd by Emery Mayoros, approved by all members.

7. Lot #18 and HOA money –

- Ask residents for ideas for use of Lot #18
- **Motion to ask residents for ideas** made by Emery Mayoros, 2nd by Tommy Smith; all members approved.

8. Future Board Member Dates

- **Oct 8, 2020, December 10, 2020, January 14, 2021**
- **Annual Meeting February 5, 2021**

9. Future Business

- Prepare summary of meeting
- Trudy to send all residents roster to homeowners

7:51 pm – Motion to adjourn made by Tommy Smith, 2nd Lee Ann Clark; unanimously approved by all members.

**Aradon Farm HOA
Board Meeting Minutes**

Thursday, October 8, 2020

6:00 pm

585 Brooke Lane

Attendees:

Board of Directors:

Lee Ann Clark

Amanda Davis

Trudy Mayoros

Emery Mayoros – President/Board Member

Dewitt Barton –Vice President

6:02 pm - Call to order & present agenda – Emery Mayoros

Agenda Items:

1. Motion to accept minutes from Board Meeting on August 13, 2020.

- Motion made by Lee Ann Clark, 2nd by Dewitt Barton & approved by all members; minutes entered into official record.

2. Treasurer's Report – Trudy Mayoros

- As of October 8, 2020, balance in checking is \$16,658.12.
- **Motion to accept Treasurer's Report** made by Amanda Davis, 2nd by Emery Mayoros; unanimously approved by all members.

3. Set HOA Dues for 2021

- Based on discussion no dues will be due for 2021.
- Motion to accept made by Amanda Davis, 2nd by Lee Ann Clark all in favor 4, unanimously approved.

4. Property Tax Lot #18

- Property tax due for lot #18 in the amount of \$260.40,
- Motion to pay property tax by Dewitt Barton, 2nd by Emery Mayoros; approved by all in attendance.

5. Old Business

- **Update on Windstream –**
 - Per Tommy Smith, Emery Mayoros stated no updates to when or of the fiber optic project would begin.

6. Fall Debris pick-up

- Trudy to schedule trailer for November 13th and pick up on November 15th.
- All in attendance approved the payment for the trailer.

7. Special Members Meeting

- A special meeting is not planned due to COVID pandemic and lack of facility available.

8. Ideas for use of Lot #18 and HOA money –

- No response from members regarding ideas for lot.
- Plan to discuss at annual meeting.

9. Future Board Member Dates

- **December 10, 2020, January 14, 2021**
- **Annual Meeting February 6, 2021 - Discuss place at December meeting. Lee Ann Clark to see if she can schedule a facility for meeting.**

10. Amending Bylaws

- Discussion to amend bylaws to allow maintenance and decorations for the Farm Entrance on Highway 174 in the amount up to \$2500.00
- Motion made to accept recommendation made by Emery Mayoros, 2nd by Amanda Davis. Approved by all in attendance.

11. Other Items:

- Donate some funds to a charity?
- Toys for Tots – Publish in Newsletter Board Collect unwrapped toys to be donated to Toys For Tots.
- No Action was taken.

7:10pm – Motion to adjourn made by Emery Mayoros, 2nd Lee Ann Clark; unanimously approved by all members.