

**Aradon Farm Lot and Homeowner's Association
Saturday, February 4, 2023 - 9:00 AM
Calvary Baptist Church,
Odenville, Alabama**

Annual Meeting Packet:

Dear Aradon Farm HOA Members:

Please make every effort to be present at the upcoming annual meeting. The meeting will be held at Calvary Baptist Church, located at 13813 US Hwy 411, Odenville, AL (across from the Piggly Wiggly). Park in the back of the church, entrance to the Fellowship Hall is on the left side of the church building. There will be nominations and elections of Officers, 1 Board Member and such other business that may be brought to the floor. All members must be in good standing to be eligible to vote.

If you are unable to attend, please return the proxy, enclosed in this packet, to the current Board Secretary, Amanda Davis, as indicated on the bottom of the enclosed proxy page. You can also give it to a neighbor, or any HOA member, coming to the meeting. Note that the proxy can be used to establish a quorum only. Proxies must be received by the Board Secretary no later than 8:45 AM on February 4, 2023 to be accepted.

The Board of Directors is looking for members to get involved in the management of the HOA. If you have any interest to run for an official position or to head up a committee, please let the Board members know.

We look forward to seeing you on February 4th.

Sincerely,

2022 Board & Officers

Enclosures:

Meeting Agenda

Minutes - 2022 Annual Meeting

Annual Treasurer's Report

Proxy Statement

**Aradon Farm Lot and Homeowner's Association
Saturday, February 4, 2023 - 9:00 AM
Calvary Baptist Church,
Odenville, Alabama
Annual Meeting Agenda**

Meeting called to order at 9:00 AM

1. Welcome
2. Approval of minutes - 2022 annual meeting.
3. Treasurer's Annual Report by Trudy Mayoros
4. HOA IRS Tax return for 2022 was filed by Trudy Mayoros
5. Introduction of new residents and neighbors
 - Steven and Marian May
6. Topics recommended to Board for discussion:
 - Dissolve the HOA
 - Vacant Lot Owned by HOA
7. Building plans for new construction, outbuildings, alterations or additions to an existing residence must be approved by the ARC committee. Approval form is located on the Aradon website: Aradonfarmhoa.com.
8. Election of Officers (President, VP, Secretary, Treasurer) and Board Member
9. Open Forum for discussion

Meeting adjourned

Aradon Farm HOA Annual Meeting

Saturday, February 5, 2022

9:00 AM - Bethel Church

The Meeting was called to order at 9:04 AM by President Emery Mayoros – Quorum present

Agenda Items:

Welcome by President Emery Mayoros

Pastor Mark Wilcox prayed prior to starting the meeting

Agenda Items:

1) Motion to accept minutes from General Meeting on February 1, 2020

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

2) Treasurer's Report – Trudy Mayoros

- i) As of December 31, 2021 balance in checking is \$10,153.95 with one check outstanding for \$400.00, bringing the ending balance to \$9,753.95. Expenses for 2021 were \$4,784.99, up slightly due to the Board vote to dress the front entrance by Rt 174.
- ii) Motion to accept Treasurer's Report made by Tommy Smith, 2nd by Dewitt Barton; unanimously approved by all members in attendance.
- iii) 2021 IRS Tax return for HOA was filed by Trudy Mayoros
- iv) Allison Gray questioned the treasurer why the financial report does not show any revenue for 2021. The HOA did not collect dues for 2021, hence, no revenue.

3) Lee Ann Clark, Board Member, introduced all new neighbors present who moved to Aradon since the last general meeting on 2/1/2020.

a) Dewitt Barton, Vice President, covered the accomplishments of the Board during the last two years:

- i) Lake ownership issue was resolved
- ii) Established a Social Media Policy for Aradon Facebook Group
- iii) Met with St. Clair County Commission to assist in getting Windstream to install fiber optic cable in Sector 5 of subdivision
- iv) Met with County Engineer Dan Dahlke to complete road repairs (large pot holes), and completing lining and night road reflectors on Aradon Drive and Aradon Trace
- v) Amended HOA By-Laws to allow additional expenses for front entrance lighting and beautification
- vi) Installed directional "Hwy 174" and "No Solicitation" signs.

4) Proxies were presented to the Secretary. Upon close review of proxies it was noted by the HOA Secretary Amanda Davis and by all who reviewed them, that many proxies were deemed ineligible. Some were old, with prior Secretary's names, most all proxies did not have the current Secretary's name as required in the meeting packet distributed to all Aradon residents.

5) A Motion was as made by Jo Ann Higginbotham, atty., that a proxy should only be used for one election and should be notarized. JoAnn further noted after reviewing the proxies presented by Gerald Carroll, most all are not valid.

The motion was seconded by Jon Higginbotham, however, based on additional discussions in # 6 the motion was not brought to the floor for a vote. (See item # 7 below).

6) Election of Officers:

- i) Motion was made to elect a new board member. Dewitt Barton and Allison Gray were nominated. There being no other names brought forward the vote was taken. Allison Gray was elected.
- ii) Motion was made to elect the President. Scott Thompson was nominated. There being no other names brought forward the vote carried.
- iii) Motion was made to elect a Treasurer. Incumbent Trudy Mayoros and Dixie Canterbury were brought forward. Dixie Canterbury carried the vote.
- iv) Motion was made to elect the Secretary. Christie Stubbs was nominated. There being no other names the motion carried.
- v) Motion was made to elect the Vice President. Larry Craft was nominated. There being no other names the motion carried.

7) Member discussion ensued by many members providing input of use and misuse of proxies:

- i) Proxies must be dated and can be used for that specific meeting only
- ii) The sole intent of proxies is to have a vote if someone is unavailable for a meeting
- iii) Many proxies submitted were dated 2021, copied, and names inserted as they were solicited and collected. Many had prior Secretaries on the proxies, as far back as 5 years.
- iv) The intent of proxies is not to harvest and solicit them in order to influence an outcome for personal reasons or self -dealing. The HOA belongs to the people, not to any one individual.
- v) Proxies must be used that are included in the annual packet distributed to all residents. Proxies with prior secretaries will no longer be accepted.
- vi) A new proxy will be designed and distributed with the next annual packet.
- vii) Old proxies will not be accepted.
- viii) Trudy Mayoros indicated that she spoke with several residents who were told to "Sign this proxy on the bottom in case we have an important vote". No indication was made to the residents what the intentional misuse of the proxy was.
- ix) Kathy Turner indicated that she was visited and was told "Sign this proxy on the bottom in case we have an important vote". No indication of how the proxy was going to be used was made.
- x) Eric Turner indicated that Proxies should be used only in case someone cannot attend a meeting, and the giver of the proxy should be told how it was going to be used, by presenting a slate of officers to be elected.

- 8) **A motion was made by Mark Wilcox to revise the proxy to be used for the purpose of establishing a quorum only, and not for a vote.**
 - i) The motion was seconded by Eric Turner. The motion carried and the task will be assigned to the new board.
- 9) **Mr. Smith commended outgoing President Mayoros and the board of directors for an outstanding job over the previous 2 years. The members applauded their approval.**
- 10) **It was requested by a member that the Board use a microphone for future meetings.**
- 11) **Motion to adjourn was made by Tommy Smith and seconded by Lee Ann Clark; unanimously approved by all members. President Mayoros declared the meeting closed at 10:25 AM.**

Addendum to the Minutes

2022-2023 Officers and Board

President, Scott Thompson

Vice President, Larry Craft

Dixie Canterbury, Treasurer

Christie Stubbs, Secretary

Amanda Davis, Board Member

Lee Ann Clark, Board Member

Tommy Smith, Board Member

Trudy Mayoros Board Member

Allison Gray Board Member

Aradon Farm HOA - Financial Report as of 12/31/2022

Beginning Balance	Revenue Comments	Check #	Date	Amount	Description	Expense Comments
1/1/2022	\$9,753.95	(Ending balance 12/31/21)				
	\$8,750.00	Revenue HOA Dues - 1 HOA Due of \$125.00 remains delinquent as of 12/31/2022				
	\$125.00	Overpayment - refunded.				
		1190	2/5/22	\$50.00	Bethel Church	For use of nnuual meeting room for HOA
		1191	2/5/22	\$58.00	Amanda Davis	Doughnuts for Annual HOA Meeting
		1192	2/25/22	\$41.00	USPS	PO Box
		1193	2/25/22	\$701.00	Byars-Wright	Annual Insurance premium for D&O
		1194	2/24/22	\$125.00	Susan Hill	HOA Dues Oerpayment
		1195	5/4/22	\$180.04	Scott Thomson	Annual renewal Aradon Webpage
		1196	5/4/22	\$1,450.00	Camille Will, Landscap	Cleaning, weeding, straw, & planting front entrance with spring flowers
		1197	6/7/22	\$150.00	Wm. Adams	Annual Debris pickup
		1198	6/8/22	\$200.00	Rachel Wilcox	Petting zoo for block party
		1199	6/15/22	\$485.34	Tiana Kennemur	Bounce House & Food for block party
		1200	6/22/22	\$118.78	Lee Ann Clark	Flags and poles for front entrance
		1201	6/30/22	\$175.00	Camille Witt	Weeding/fertilizing/dressing front entrance
		1202	7/11/22	\$175.00	Camille Witt	Weeding/fertilizing/dressing front entrance
		1203	8/10/22	\$175.00	Camille Witt	Weeding/fertilizing/dressing front entrance
		1204	9/15/22	\$175.00	Camille Witt	Weeding/fertilizing/dressing front entrance
		1205	10/3/22	\$100.00	Rachel Wilcox	Mailbox decorating contest
		1206	10/15/22	\$260.40	St.Clr county	Taxes on HOA lot # 18
		1207	11/4/22	\$952.63	Camille Witt	Cleaning up front and planting winter flowers
		1208	11/21/22	\$100.00	American Cancer Soc.	In memory of Miss Debbie Harris
		1209	11/21/22	\$100.00	Odenville Library	Annual Donation for fundraiser
		1210	12/11/22	\$100.00	Rachel Wilcox	Christmas caroling
		1211	12/12/22	\$750.00	Kelly Lawn Service	Mowing HOA lot # 18
				\$450.00	AL Power	Lighting expense front entrance
		Total expenditures		\$7,072.19		
	-\$7,072.19	Total Expenditures -				
	\$11,556.76	Ending Balance Checking Account 12/31/2022				

Your best defense against identity theft is to stay informed and prepared. [Learn more.](#)

GERTRUD G MAYOROS

LIFEGREEN CHECKING FOR BUSINES *9035

<u>AVAILABLE BALANCE</u>	<u>PROJECTED AVAILABLE BALANCE</u>	<u>POSTED BALANCE</u>	<u>TOTAL OFFERS</u>	<u>EARNED REWARDS</u>
\$11,556.76 <i>12/31/22</i> <i>Ending Balance</i>	\$11,556.76	\$11,556.76	0	\$0.00

Activity Statements & Docs

Date Range: Most recent

Pending Activity

Status	Type	Description	Amount	Projected Balance
<i>No transaction history records were found.</i>				

Posted Activity

Date	Type	Description	Amount	Posted Balance
12/30/2022	Check	CHECK #1209	-\$100.00	\$11,556.76
12/22/2022	Check	CHECK #1211	-\$750.00	\$11,656.76
12/19/2022	Check	CHECK #1210	-\$100.00	\$12,406.76
12/14/2022	Check	CHECK #1208	-\$100.00	\$12,506.76
12/2/2022	Debit	Alabama Power	-\$450.00	\$12,606.76



Creating and following a monthly budget can help make your financial goals a reality over time. [Learn more.](#)

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Regions Bank
 Birmingham 5th Ave N Main
 1900 5th Ave N
 Birmingham, AL 35203

ARADON FARM LOT AND HOA
 585 BROOKE LN
 ODENVILLE AL 35120-4369

ACCOUNT # 0120719035

Cycle 001 14
 Enclosures 0
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AS of

LIFEGREEN CHECKING FOR BUSINESS

November 23, 2022 through December 22, 2022

SUMMARY

Beginning Balance	\$13,056.76	Minimum Daily Balance	\$11,656
Deposits & Credits	\$0.00 +	Average Monthly Statement Balance	\$12,673
Withdrawals	\$450.00 -		
Fees	\$0.00 -		
Automatic Transfers	\$0.00 +		
Checks	\$950.00 -		
Ending Balance	\$11,656.76		

WITHDRAWALS

12/02	Alabama Power	Online Pmt Mayoros, Gertru Ckf452847021pos	450.00
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CHECKS

Date	Check No.	Amount	Date	Check No.	Amount	
12/14	1208	100.00	12/22	1211	750.00	
12/19	1210 *	100.00				
					Total Checks	\$950.00

* Break In Check Number Sequence.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
12/02	12,606.76	12/19	12,406.76	12/22	11,656.76
12/14	12,506.76				

*Bal 12/22/22 \$ 11,656.76
 outstanding check 100.00 Odeaville library
 11,556.76 ENDING Balance*

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 or visit us on the Internet at www.regions.com. (TTY/TDD 1-800-374-5791)



Thank You For Banking With Regions!

2022 Regions Bank Member FDIC. All loans subject to credit approval.

PROXY

Aradon Farm Lot and Homeowners Association

2023 Annual Meeting

Saturday, February 4, 2023 at 9 A.M.

Calvary Baptist Church,

Odenville, AL

I, (Owner(s) name(s)) _____, the owner(s) of the property located at (address) _____.

THEREFORE, being of sound mind and body, I, the undersigned, do hereby issue the aforementioned Proxy to:

(Enter your representative's Name) _____ at the Annual Membership Meeting on February 4, 2023 at Calvary Baptist Church, Odenville Alabama.

This Proxy is to be used to represent me for purposes of a **quorum only**.

SIGNATURE: _____ **DATE:** _____

SIGNATURE: _____ **DATE:** _____

Your Proxy may be placed in the name of any member of the Aradon Farm Lot and Homeowners Association, who will personally attend the meeting. Proxies must be submitted to the Secretary of the Board of Directors no later than 8:45 a.m. on February 4, 2023.

All members must be in "good standing" to be eligible for voting at the Annual Membership Meeting.

Send to: Amanda Davis, Board Secretary, 565 Aradon Drive, Odenville, AL 35120