

Annual Meeting of the Aradon Farm HOA
Bethel Baptist Church
Saturday February 3, 2024
"We don't talk about people; we talk to people."
Charlie Wiles

Charlie Wiles called the meeting to order at 9:05am.

A quorum was established, so business could be done.

- The President, Charlie Wiles began the meeting by thanking his officers for a great year.
- Changes to By-laws
 - Officers, now referred to as the Board of Directors, will be elected for a 2-year term.
- While discussing the By-laws and the Covenants, Charlie gave examples of homeowners not abiding by the Covenants. Homeowners must know what they can and cannot do. If there are any questions or problems, inquiries should be sent directly to Charlie Wiles and he will address the issue.
- By-laws need to be updated to give the Covenants strength.
- Trailers and other vehicles must be placed beyond the back of the home structure.
- The sprinkler at the entrance will be installed and the complete job will be under \$1000.00. The system will be on a timer.
- The President thanked Officer Murphy for attending the meeting. He also thanked the Odenville police for driving through our neighborhood and protecting our residents.
- Charlie recognized that we used e-voting for the first time and it worked. Lighting was rejected, but updating the street signs and the numbers were approved.
- Charlie asked homeowners who use Facebook and the website to give suggestions and ideas. Negative comments should not be used on these forums. Again, if you have a question or a problem, contact Charlie directly.
- Charlie recognized the projects that were done by the Board this year:
 - Street signs
 - Water line under the entrance road
 - Stone wall repaired at the entrance
 - Security surveillance
 - Water meter at the entrance
 - Bob Mize has said that the work on our streets should start this Spring or Summer.
- Charlie then brought up the use of the proxy. The HOA has a proxy that may be used for attendance and voting. A choice is given whether the homeowner wants to use it for both, or just to establish a quorum per the Articles of Incorporation. A motion to approve was made by Bill Stubbs and 2nd by Jeff Pounds. The motion was passed by a show of hands.

Some topics for discussion:

Stephanie Deneke suggested that there should be a way to lock down e-voting so there can be no way another person could use your information and vote.

Jo Ann Higginbotham suggested that there should be a limit on how many proxies one person can submit.

- Charlie pointed out that lot 18 will be our centralized location. The address is 505 Brooke Lane. Jo Ann Higginbotham suggested that we get a P.O. Box. HOA had one, but it was seldomly checked, so it had been closed. We will put a mail box on Lot 18 for both mail and HOA suggestions. Any problems or complaints should be directed to Charlie Wiles.
- The President stated, E-voting will only be used for project approval.
- Bill Stubbs suggested that we have a lock on the mailbox on Lot 18 and a locked suggestion box. They could be the same slot, but however it is done, they should both be locked.
Mark Wilcox made an observation that whatever system is used, not everyone will be happy.
Pam Russell motioned that we put a locked mailbox and suggestion box on Lot 18 and seconded by Mark Wilcox. The motion carried by a show of hands.
- Mark Wilcox suggested that we have a nominating committee for elections.
- Charlie asked for nominations from the floor for the Board of Directors. Mark Wilcox asked if he could nominate the entire existing Board/Officers. There being no objections, Gerald Carroll motioned that the Board remain in place and Larry Craft seconded the motion. By a show of hands, the motion passed.
- The Board of Directors for 2024-2025 are:
President: Charlie Wiles
Vice president: Brian Scott
Treasurer: Linsey Larson
Secretary: Christie Stubbs
At-Large Member: Ty Kennemur
- Brian read the Treasurer's Report as Linsey Lawson, the Treasurer, was unable to attend. This may be found in the HOA packet.
- The Board still carries liability insure and covers Lot 18.
- Stephanie Denke questioned the presence of a police officer in church. Mark Wilcox commented that churches are soft targets and police protection is welcomed.

As there was no more business, Gerald Carroll motioned to adjourn and Mark Wilcox seconded the motion.

Charlie adjourned the meeting at 10am.