

September 5, 2023
Aradon Farm Officer Meeting
55 Horseshoe Bend

Attendees:

Charlie Wiles
Brian Scott
Christie Stubbs
Linsey Lawson
Tiana Kennemur

Charlie Wiles called the meeting to order at 9:40am

- **Water meter**
Brian reported that he is waiting for Odenville to cap the meter. Water at the front entrance will cost \$1,000 for installation. Charlie made a motion to approve this amount, second made by Tiana and the motion was approved unanimously.
- **Board spending cap**
All previous meeting minutes will be checked to find a cap on the Officer's budget. Due to inflation and rising costs, the cap should probably be raised. Research will begin on this issue before the next Officer meeting.
- **Christie's report**
Christie has been working on the wording of the By-laws and will call a meeting with the By-laws committee within the next month. It was suggested that we possibly could seek legal help to bring our By-laws up to current standards. We need a clear and concise path to follow when a neighbor breaks a covenant.
- **Other general business:**
 1. **Update on signs:** Brian reported that Arabian Drive and Arabian Trace have been painted, but still need letters. Due to the excessive heat, we have been experiencing, the finished product has been delayed until the weather cools. A motion was made by Charlie to accept the signage expense of \$200.76. Second made by Linsey and the vote was unanimous.
 2. **Entrance stones:** Due to excessive heat, work has not been completed. When the weather cools, the stones will be fixed. Also, the garden will be weeded and we will decorate for Halloween and/or fall. We need ideas for decorations that cannot be stolen.
 3. **Unpaid dues:** There are still two families who have not paid their dues.
 4. **The handling of requests or complaints moving forward:** To make a request or a complaint, put it in writing, via email, to President Charlie Wiles. Charlie's email

is Cwiles52057@outlook.com. Requests will be addressed at the next Officer meeting.

5. **Book of Officer responsibilities:** Possibly print a manual on the responsibilities and duties of the officers.
 6. **Minutes of Officer meetings.** The minutes will be typed, approved and posted in a timely manner in the future.
 7. **Road repair:** The Commissioner rode through the neighborhood and acknowledged that the streets need to be repaired. Unfortunately, there is a long line ahead of our neighborhood.
 8. **Blade sharpening:** Brian made a motion to refund Gerald Carroll \$101.29 for sharpening the mowing blades. Charlie seconded and the motion was passed unanimously.
- Brian reported that in researching our 501(c)3 tax exemption, our HOA is actually a **501(c)4**. A HOA Property Management falls within the guidelines of a 501(c)4. The Officers will need to discuss the responsibilities of being a 501(c)4.

Charlie motioned for the meeting to be adjourned at 10:45am. Linsey seconded the motion and it passed unanimously