

2024 Annual Meeting

Aradon Farm Lot & Homeowners Association

Saturday, February 3, 2024 - 9:00 AM

Bethel 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 Bethel Baptist Church, located at 8332 Moody Parkway Moody, AL 35120. Park in the back of the church. The entrance to the meeting is on the right side of the church building. We will have signs on the glass door.

There will be a review of 2023, nominations and elections of Officers, and some other business. All dues have been paid. All members are in good standing and are eligible to vote.

If you are unable to attend, please return the proxy, enclosed in this packet, to any HOA member that plans to come to the meeting. It would be helpful for us to have them turned into our Secretary, Christie Stubbs, by February 1, 2024.

We look forward to seeing you on February 3rd.

Sincerely,

2023 HOA Officers

Enclosures:

2024 Meeting Agenda

Minutes - 2023 Annual Meeting

Annual Treasurer's Report

Proxy Statement

2024 HOA Due Invoice

February 3, 2024, Meeting Agenda  
Aradon Farm Lot & Homeowners Association

9:00 AM

Calvary Baptist Church,  
Odenville, Alabama

Meeting called to begin at 9:00 AM

1. Opening Prayer: Mark Wilcox
2. Welcome and review 2023
3. Introduction of new neighbors: Rachel Wilcox, Hospitality Committee
4. Review of financial statement: Linsey Lawson, Treasurer
5. Approval of minutes – 2023 Annual meeting
6. Election of officers
7. General business discussion questions?
8. Meeting to be Adjourned

Minutes of Annual Meeting of the Aradon Farm Lot & Homeowners Association

February 4, 2023 – For Approval

9 am

- Charlie Wiles called the meeting to order
- Bill Stubbs and Scott Canterbury handed out the agenda and the forms for a secret ballot
- Mark Wilcox led the meeting in prayer
- A quorum was established; therefore the HOA could do business.
- Charlie then explained why he was leading the meeting. Larry Craft, the current president, was ill with Covid and had appointed Charlie to speak on his behalf. On January 26, 2023, Charlie had been appointed VP by the elected officers, Larry Craft, Allison Gray, and Christie Stubbs.
- Charlie then recognized the elected officers from the 2022 election, Allison Gray and Christie Stubbs.
- Charlie then opened the nominations for officers:
  - Christie Stubbs was nominated for Secretary by Jeff Pounds and 2<sup>nd</sup> by Al Bonds. There being no other nominations, Stubbs won unopposed.
  - Linsey Lawson was nominated for Treasurer by Tiana Kennemur and 2<sup>nd</sup> by Scott Canterbury. There being no other nominations, Lawson won.
  - Charlie Wiles was nominated for President by Mark Wilcox and 2<sup>nd</sup> by Tiana Kennemur. There being no other nominations, Wiles became President.
  - Brian Scott was nominated for Vice President by Al Bonds and 2<sup>nd</sup> by Marian May. Being unopposed, Scott became VP.
  - Tiana Kennemur was nominated for the At Large position by Bill Stubbs and 2<sup>nd</sup> by Linsey Lawson. Being unopposed, Tiana became At Large.

- Charlie then asked for a motion to approve the 2022 HOA Annual meeting minutes. Eric Turner made the motion to approve. There was no 2<sup>nd</sup>.
- Bill Stubbs made an objection to approving the minutes due to an addendum to the minutes. The addendum noted the elected officers and one Board Member, but also added Board Members who had not been elected, but had been self-appointed. The motion was made by Stubbs not to accept them minutes unless the addendum was removed. 2<sup>nd</sup> was made by Jo Ann Higginbotham. The motion carried to eliminate the Addendum for the minutes for approval by a standing vote. The vote was 100%.
- Wiles read a statement to the attendees regarding the state of the HOA and the neighborhood. He stated that the officers that are elected are to represent the neighborhood, make all decisions for the HOA, and carry out the daily operation of the HOA as had been the norm in the past. He then presented a vision for the future. He stated the goal of the officers will be to bring the neighborhood together. Charlie suggested a new idea, possible electronic meetings.
- He then discussed the By Laws and the Covenants and that they now belonged to the HOA.

When the Developer dissolved the corporation, the HOA became the owner of the By Laws and the Covenants. The primary purpose of these documents is to protect our neighborhood and our home values. The HOA has the authority to enforce the Covenants, but the By Laws do not provide a clear path for recourse if the Covenants are broken. It was suggested that we rewrite the By Laws, giving strength to the Covenants. He said that the officers hope to present a remedy for this later this year.

- Wiles also spoke about communication and the need for transparency.
- Next Wiles asked the attendees if anyone objected to their personal information being shared with their neighbors. No one had an objection.
- A sign in sheet had been passed around the room for members to enter their email addresses.
- Wiles then suggested that we go back to having committees, such as Beautification.

Charlie Wiles moved that the meeting be adjourned and 2<sup>nd</sup> by Mark Wilcox.

Adjournment at 9:52.

## Aradon Farm Checking Account January 2023 - December 2023

January	New checking account was started on 2/15/23 at Metro Bank			
February	Starting Deposit from Regions bank prior account		<b>\$15,631.76</b>	
	2/15/23	Sheriff payment for HOA annual Meeting - Charlie Wiles	-\$100.00	Check 1001
	2/15/23	Deposit of Dues	\$875.00	
	2/15/23	Check order for new account	-\$142.10	
	2/28/23	Insurance for lot 18	-\$707.00	Check 1002
	2/28/23	Deposit of Dues	\$250.00	
	2/28/23	Deposit of Dues	\$500.00	
		Ending Balance 2/28/23	<b>\$16,307.66</b>	
March	Balance Forward		<b>\$16,307.66</b>	
	3/2/23	Deposit of Dues	\$500.00	
	3/10/23	Deposit of Dues	\$625.00	
	3/7/23	Attorney Fee Reimbursement - Gerald Carroll	-\$542.50	Check 1003
	3/21/23	Street sign test light - Charlie Wiles	-\$360.37	Check 1004
	3/23/23	Deposit of Dues	\$375.00	
		Ending Balance 3/31/23	<b>\$16,904.79</b>	
April	Balance Forward		<b>\$16,904.79</b>	
	4/4/2023	Deposit of Dues	\$750.00	
	4/6/2023	Gift basket to Dale Wood	-\$54.01	Check 1005
	4/19/2023	Deposit of Dues	\$250.00	
	4/25/2023	Front Flower Bed - Christy Stubbs	-\$670.00	Check 1006
	4/27/2023	Deposit of Dues	\$250.00	
		Ending Balance 4/30/23	<b>\$17,430.18</b>	
May	Balance Forward		<b>\$17,430.18</b>	
	5/2/2023	Front Flower Bed - Cindy Pounds	-\$219.65	Check 1008

5/5/2023	Mower fuel/Blade sharpening	-\$400.00	Check 1007
	Ending Balance 5/31/23	<b>\$16,810.53</b>	
June	Balance Forward	<b>\$16,810.53</b>	
6/1/2023	Street Sign Lettering - BEI Graphics	-\$445.50	Check 1010
	Ending Balance 6/30/23	<b>\$16,365.03</b>	
July	Balance Forward	<b>\$16,365.03</b>	
7/27/2023	Tap meter at front entrance - Odenville Utility Board	-\$1,100.00	Check 1009
	Ending Balance 7/31/23	<b>\$15,265.03</b>	
August	Balance Forward	<b>\$15,265.03</b>	
	Gerald Carrol - purchased test light from street sign	\$302.39	
	Ending Balance 8/31/23	<b>\$15,567.42</b>	
September	Balance Forward	<b>\$15,567.42</b>	
9/8/23	Street Sign supplies/Mower Maintenance - Gerald Carroll	-\$101.29	Check 1011
9/12/23	Street Sign Supplies - Brian Scott	-\$200.76	Check 1012
	Ending Balance 9/30/23	<b>\$15,265.37</b>	
October	Balance Forward	<b>\$15,265.37</b>	
10/13/23	Water at front entrance supplies - Brian Scott	-\$432.68	Check 1013
10/19/23	Fall flowers for front entrance - Christy Stubbs	-\$200.02	Check 1014
10/27/23	Street sign supplies and water supplies - Brian Scott	-\$522.41	Check 1015
	Ending Balance 10/31/23	<b>\$14,110.26</b>	
November	Balance Forward	<b>\$14,110.26</b>	
11/13/23	Christmas decor for entrance - Brian Scott	-\$484.25	Check 1017
11/14/23	BEI Graphics- Street sign lettering installation	-\$216.45	Check 1016
11/27/23	Deposit of Dues	\$125.00	

11/28/23	Water at entrance (123.57) 100.00 Gift card to aradon maillady for christmas - Brian Scott	-\$223.57	Check 1018
11/29/23	Welcome baskets to 3 new neighbors - Rachel Wilcox	-\$150.00	Check 1020
	Ending Balance 11/30/23	<b>\$13,160.99</b>	
December	Balance Forward	<b>\$13,160.99</b>	
	VOID check	\$0.00	Check 1019
12/5/23	Odenville Utility Board - water usage at front	-\$20.80	
12/18/23	Front Entrance Pipe under road - Brian Scott	-\$49.95	Check 1021
12/27/23	Christmas mailbox contest prizes - Tianna Kennemur	-\$150.00	Check 1022
	Ending Balance 12/31/23	<b>\$12,940.24</b>	
	There were no outstanding checks written to clear after 12/31/23		



# Metro Bank

"Come Home To Us"



800 Martin Street South  
Pell City, AL 35128

Customer Service: 205-884-6200



ARADON FARM LOT & HOMEOWNERS ASSOCIATION  
150 GRACE WAY  
ODENVILLE AL 35120-3402



Statement Date: 12/29/2023

Account No.: \*\*\*\*9506 Page: 1

### REGULAR BUSINESS CHECKING SUMMARY

Type: REG Status: Active

Category	Number	Amount
Balance Forward From 11/30/23		13,160.99
Debits	2	199.95
Automatic Withdrawals	1	20.80
Ending Balance On 12/29/23		12,940.24

### ELECTRONIC DEBITS

Date	Description	Amount
12/05/23	ODENVILLE UTILIT UTILITYBIL	20.80

### CHECKS AND OTHER DEBITS

\* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
12/18/23	1021	49.95	12/27/23	1022	150.00			

### DAILY BALANCE SUMMARY

Beginning Ledger Balance on 11/30/23 was 13,160.99

Date	Balance	Date	Balance	Date	Balance
12/05/23	13,140.19	12/18/23	13,090.24	12/27/23	12,940.24

### OVERDRAFT FEE SUMMARY

	Total For This Period	Total Year-To-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00
Fees Refunded	\$0.00	\$0.00
Fees Waived	\$0.00	\$0.00

Continued

7/1397/1



Aradon Farm Lot and Homeowners Association

**Property Owners Proxy Form**

If you are unable to attend a meeting of the Aradon Farm Lot and Homeowners Association, complete and return this proxy below by filling in the form boxes below.

**Print and hand sign** where required. You may mail your form to the Association Secretary (address at bottom) or bring it in person to the Secretary. This form is where a quorum will be represented at the meeting.

**It is most important that you either personally attend the meeting or return this proxy so that the Association can function to conduct business.**

**PROXY**

I, \_\_\_\_\_ (owner name), the owner of the property located at \_\_\_\_\_ (Your address), hereby grant this Proxy for the purposes as described in Article III, Sections 3 and 4, of the By-Laws of the Aradon Farm Lot and Homeowners Association. This Proxy carries with it the intent of the undersigned to be represented at the meeting of members specified herein by the individual specified to whom this Proxy is issued.

**Please initial statement below:**

This Proxy is to be used to represent myself for purposes of a quorum ONLY. \_\_\_\_\_ (initial)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Your Proxy may be placed in the name of any member of the Board of Directors or a neighbor who will personally attend the meeting. Proxies must be submitted to the Secretary of the HOA by February 1, 2024.

Send to: Christie Stubbs, Secretary, 55 Horseshoe Bend Odenville, AL 35120

**Annual HOA Dues Invoice for 2024**

Aradon Farm Lot and Homeowners Association  
% Linsey Lawson, Treasurer  
150 Grace Way  
Odenville, AL 35120

Annual HOA dues for the Aradon Farm Lot and Homeowners Association have been set at \$125.00 by the Officers of the Aradon Farm HOA. Dues are due by March 31, 2024. This is in accordance with the Association By-Laws, Article IV, Section 5. ***Each lot is assessed individually.*** If you own more than one lot, each lot is assessed at \$125.00. Please forward your check, payable to Aradon Farm Lot and Homeowners Association to Linsey Lawson, together with this invoice.

**Please complete and return this form with payment.**

Please update your contact information by completing each item below for the HOA master list.

Name: \_\_\_\_\_

Spouse/Partner Name: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

If you are an absentee owner please complete below in addition to the above:

Mailing Address: \_\_\_\_\_