

Annual meeting of the Aradon HOA 2023
Calvary Baptist Church
February 4, 2023
9:00 am

Attendees:

A Quorum of Homeowners/Property Owners of The Aradon Farm HOA.

- Charlie Wiles called the meeting to order while 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 Wiles 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 was appointed VP by the elected officers, Larry Craft, Allison Gray, and Christie Stubbs.
- Charlie Wiles recognized the elected officers from the 2022 election, Allison Gray and Christie Stubbs.
- Charlie Wiles opened the nominations for officers:
 - Christie Stubbs was nominated for Secretary by Jeff Pounds, 2nd by Al Bonds. There being no other nominations, Stubbs won unopposed.
 - Linsey Lawson was nominated for Treasurer by Tiana Kennemur, 2nd by Scott Canterbury. There being no other nominations, Lawson won.
 - Charlie Wiles was nominated for President by Mark Wilcox, 2nd by Tiana Kennemur. There being no other nominations, Wiles became President.
 - Brian Scott was nominated for Vice President by Al Bonds, 2nd by Marian May. Being unopposed, Scott became VP.
 - Tiana Kennemur was nominated for the At Large position by Bill Stubbs, 2nd by Linsey Lawson. Being unopposed, Tiana became At Large.
- Charlie Wiles asked for a motion to approve the 2022 HOA Annual meeting minutes. Eric Turner made the motion to approve. There was no 2nd.
- 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 the minutes unless the addendum was removed, 2nd by Jo Ann Higginbotham. The motion carried to eliminate the Addendum for the minutes for approval by a standing vote. The vote was 100%.
- Charlie 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. He suggested a new idea, possible electronic meetings.
- Charlie Wiles then discussed the By Laws and the Covenants, stating 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.
- Charlie Wiles also spoke about communication and the need for transparency.
- Charlie 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.
- Charlie Wiles then suggested that we go back to having committees, such as Beautification.

Charlie Wiles moved that the meeting be adjourned and 2nd by Mark Wilcox.
Adjournment at 9:52am.