

Officer Meeting
April 28,2023

Attendees

Charlie Wiles

Brian Scott

Christie Stubbs

Linsey Lawson

Charlie Wiles called the meeting to order at. 9:02am

- Charlie Wiles has spoken to CPA Bob Poole and has given him all the information needed concerning a renewal of Aradon Farm 501c3. Poole has been given all records and check register that Trudy Mayores had created. The 501c3 was filed on February 9, 2009 when the HOA was incorporated and has not been renewed since. A 501c3 must be renewed every year. The cost is \$500.00. According to Bob Poole a 501c3 does not have to spend all funds to remain a 501c3. Bob Poole is out of town on vacation. Charlie Wiles and Bob Poole will meet in May to discuss the renewal of our 501c3.
- Update on the review of Bylaws and Covenants. When reviewing examples of how Bylaws and Covenants should be written, Christie Stubbs found that they must fall within the guidelines of the State of Alabama and the Federal Government. There are also County guidelines. The final documents will be presented to the Officers and be relayed to the HOA Members for recommendations, approval or disapproval. Bylaws and Covenants need to be updated at times to adhere to the times. 2023 is different from 2009 and our HOA rules and conditions should be updated to current standards. Also, the discussion included adding an amendment process to the Bylaws.
- Update on dues paid. Linsey Lawson reported that all Home/Lot owners had paid dues except for 2 families. We will be going to them personally to collect the dues. We want all members to be in good standing. Linsey Lawson stated that the balance in our account as of today is \$17,430.18.

- Update of Master List of HOA. Linsey Lawson reported that it has not yet been sent out. If, when it is sent, you want to add what information she doesn't have, you may. If you would rather have something removed from the Master List, you may. You will have to contact Linsey. Lindsey has all of the HOA information in one spot with one log in and one password.

We gave Linsey kudos for her organization and planning. Linsey's committee put on the Movie on the Lot and it was a success. The sound system and the picture quality were both great.

- Charlie Wiles will send out results of the e-voting to the HOA. It was nice to get approval/disapproval using social media. The recent voting was as follows:

Pavilion vote	yes 20	no 28
Lights	yes 20	no 24

Leave rusty 4

Some of the arguments about the pavilion were the location and the prefab building. If the officers present the pavilion again, it should be as a future project. Brian Scott can do a 5-year projection. Based on the vote, the Pavilion project has been tabled.

Charlie Wiles will be writing a letter to highlight the success of the e-voting and the use of our Facebook page.

- If someone in the neighborhood comes to the officers with an idea, the officers will come through with a proposal. We want to hear from the neighborhood and organize people to get proposals done.
- The Summer Kick-off Party is scheduled for May 21 on Lot 18. The time is set for 2pm. Instead of having food, snacks and drinks will be offered.
- Also discussed was doing a neighborhood fish fry.
- More movie nights have been set for June, August and October. Linsey's committee has been submitting ideas for movie night.
- The street and signage committee will be cleaning the street signs and extra help is always welcomed. Linsey gave Brian the name of a painter, Joe Herrell and his contact information.
- There were several ideas about the lighting at the front entrance. Mounting a pole with an extension light would be \$61.90 for 60

months. The old light at the entrance would be \$25.00/month. A light cannot be put closer to the road (Hwy 174) because of a large tree.

- There are stones falling off of the Entrance Wall. The Beautification Committee will do the repairs.
- Linsey Lawson reminds all to check the Social Media Policy and follow the posting rules. If you are a home/lot owner your post does not have to go through Administration, it is posted immediately.
- The County has, once again, turned down the request to repair our streets until building is complete.
- Lot 18 is a common area and not for any single person's use.
- Christie Stubbs requested an increase in the beautification budget. Charlie proposed that the budget be increased to \$2000.00 and Brian Scott 2nd. The increase was approved.
- Brian Scott suggested that we have a discussion dealing with 2 year terms for officers, as it is complicated to get an agenda completed in 1 year.
- We all agree that automation can improve the job of the HOA.

Charlie Wiles moved to adjourn the meeting and Linsey Lawson second. The meeting adjourned at 10.27am.

The next officer meeting will be held June 8th at 9am at the home of Christie Stubbs.