

**Aradon Farm HOA
Board Meeting March 11, 2025
55 Horseshoe Bend**

Members present:

Charlie Wiles
Brian Scott
Christie Stubbs
Allison Gray
Jeff Pounds

Charlie called the meeting to order at 9:18

- Thanks to streets and signs committee for having the Lot 18 road sign fixed
- As of today, 38 homeowners have paid dues/72 lots. There are three stages of dues reminders: verbal, letter, certified letter.
- AS of today, the HOA has \$18,030.88 in the account.
- Committees
 1. Welcoming committee
 2. ARC committee: Ellen Olvey Chair
Frank Aiken
Bambi Jameson
Stuart McCullough

Verify that the above are still on ARC committee.
 3. Lot 18 committee
Jeff Pounds will be heading this committee and he will contact volunteers.
- How to proceed with joining the **City of Odenville**. Judge Bill Weathington met with Charlie and he estimated what the cost per home would be. It will

be a tax increase of approximately \$350.00. There are no updates as of today dealing with being incorporated by the City of Odenville.

- **Landscape:** The new Landscaper will be responsible for Lot 18, the Right of Way, spray and keep the ditch clean at the highway, and clean on the left side of the entrance to the horse barn. Also, he will be responsible for the gardens at the entrance

Brian talked to **Gerald** about maintaining the county-owned land if the lawn maintenance company does not show. We agreed that Gerald will cut and be compensated what we would have paid maintenance company. Invoices will be paid once a month.

- Thanks to the Stubbs for decorating the entrance.
- Jeff suggested a 3-member HOA committee to review those who are out of compliance with the Covenants. Charlie is formalizing covenant noncompliance through a communication process.
There will be 30 days to comply with verbal warning, then a letter, then a certified letter.
- Star-light has almost finished laying cable.
- Paving will be at the end of March or early Spring. The Board has communicated with the County and weather permitting, the paving will be complete in section 5.
- Christie will be the FaceBook Administrator.
- Review the administration of the Web Site. Charlie will maintain the Web Site and update on a monthly basis.
- Other business:

Update addresses for insurance purposes. Brian suggested that we should use autopay for insurance payments.

A suggestion was made by Allison to put emergency funds into Certificates of Deposit to get a higher rate of interest on the funds.

- Hospitality and donations.

For new neighbors, \$100 gift baskets

For a death in the neighborhood \$100 to help with food

Charitable donations \$100

Library \$100

- The Board discussed that garbage cans be taken off the streets after pickup.
- The Board will meet again on June 10, 2025
- Charlie adjourned the meeting at 10:41