

January 14, 2025

HOA Board Meeting
55 Horseshoe Bend

Attendees:

Charlie Wiles

Brian Scott

Christie Stubbs

Allison Gray

Jeff Pounds

Charlie called the meeting to order at 9:10am.

- The first order of business was to fill the unexpired terms of Linsey Lawson and Tianna Kennemur for Treasurer and At-Large member respectively.
Allison Gray was approved for Treasurer with Charlie Wiles, Brian Scott and Christie Stubbs all voting affirmative.
Jeff Pounds was approved for At-Large with Charlie Wiles, Brian Scott and Christie Stubbs all voting affirmative.
- The Board will recognize Gerald Carroll and his dedication to our neighborhood over the past years. Gerald will no longer be doing the cutting. Charlie and Brian are getting quotes from different lawn services at this time.
- The Board reviewed the use of the Proxy once again. The original intent was to give the homeowner more than one choice in how the Proxy would represent the homeowner. The homeowner may choose to be represented to establish a quorum only, or to establish a quorum and used for voting.
- The 2024 Annual Meeting minutes will be posted in the annual meeting packet on the HOA website. They will be approved by membership at our annual meeting, February 1.
- 2024 events
 - Mailbox on Lot 18 for communication
 - Summer get together at the barn
 - Autumn fish fry
 - Road improvements begun
 - Fiber optic internet install begun
 - Sprinklers at front entrance completed
 - Road signs refurbished
- Review the annual meeting package for 2025
 - Minutes of last year's meeting
 - Cover letter
 - Financial letter
 - Agenda
 - Proxy
- Brian presented the cover letter and invoice that will be mailed to the homeowners.
- Review emailing HOA package

- A motion was made by Charlie and seconded by Christie, to refund the costs of envelopes, stamps and paper to Brian Scott for the mailing of the invoices. The motion passed unanimously.
- Charlie would like to affirm, once again, that we are a 501(c)(4), a homeowners association (HOA) with a common interest in the community that makes and enforces property rules. Collection of HOA fees from residents pays for common area maintenance. We are not-for-profit organization. As described under Section 501(c)(4), we are required to be operated exclusively for the promotion of social welfare, by primarily promoting the common good and general welfare of the people of Aradon Farm.
- A proposal was made to put a book library on Lot 18. Scott Canterbury will build the case and an example of the case will be proposed to the Board.
- Brian motioned the meeting be adjourned, seconded by Christie. The meeting was adjourned at 10:20am.