

Aradon HOA Board Meeting

Tuesday June 10, 2025

55 Horseshoe Bend

Board Members present:

Charlie Wiles

Brian Scott

Christie Stubbs

Allison Gray

Jeff Pounds

Charlie Wiles called the meeting to order at 9:06AM

- **Newsletter**

Discussed the idea of putting a newsletter together detailing the accomplishments made, other than posting the minutes. This was approved to send to homeowners.

- **Sprinklers at the front entrance**

Are on a timer and during the summer months made need adjustments. Jeff Pounds has agreed to do this.

- **Lot 18 update**

The lot 18 committee:

Charlotte Gray, Eric Turner, Jeff Pounds and Mark Wilcox.

Scott Canterbury and Jeff Pounds walked the property and discussed what could be done. Scott Canterbury is going to run the numbers for a 12X24 or 24X30 slabbed pavilion. The pavilion build would be up to code and our Covenants and HOA standards. The slab must be paid for, but the Board will utilize the tradesmen and professionals in the neighborhood. They have agreed to contribute to the build. This will help keep the costs down. The costs will be broken down by pricing each part of the construction. The Board will see the drawings, the estimated costs and job quotes. Also, we

will discuss all of this with the homeowners who live near Lot 18 to make sure they approve of the design and build.

Jeff Pounds suggested that we could ask for donations to help with the build expenses if necessary.

The next Board meeting will be held on September 2. By that time,

1. We will have a plan and estimate numbers.
2. We will have a letter from our Treasurer, Allison Gray, demonstrating the amount we will spend and how much we have in the HOA account.
3. We will have an Insurance Company estimate concerning the pavilion. The company has told Charlie Wiles that we need to stay away from playground equipment. It is very expensive to insure.
4. We will have the ARC committee approval of the building plan.

Our goal is that Lot 18 will be a legacy statement that will bring value and enhancement to our community.

- **Membership dues**

All HOA dues are current except for one family.

- **Debit Card**

Metro Bank will issue a debit card to pay for the HOA Website. The President (Charlie Wiles) will maintain the card. The account needs to have a name change and the debit card reissued with the expiration of the Presidency. The new Board may request another debit card to pay for the HOA web site.

- **Violations of Covenants**

There are a few violations of the Covenants. Those who know they are out of compliance have or will be notified.

Also, gas tanks should not be seen from the street. Our neighbors need to take care of this matter if they are out of compliance.

- **New Neighbors**

We have two new families in our neighborhood. We would like to welcome these families to Aradon Farm:

Jacob and Deidra Hernig and their 6-year-old daughter, **Lillie**

Dan and Linda White and their 17-year-old son, **John David**

Charlie Wiles called for the meeting to be adjourned, it was seconded by Brian Scott.