

2026 Annual Meeting
Aradon Farm Lot & Homeowners Association

Saturday, February 7, 2026 - 9:00 AM

Odenville City Hall,
Odenville, Alabama

Annual Meeting Packet:

Dear Aradon Farm HOA Members,

Please make every effort to be present at our upcoming annual meeting. The meeting will be held at Odenville City Hall in the community center. It is located at 183 Alabama Street, AL 35120. Come through the front entrance of the building and turn to the right.

We will review 2025, we will vote for and present the Officers for 2026, and conduct some other business. I am happy to report that once again all dues have been paid. All members are in good standing and are eligible to vote.

If you are unable to attend, please return the proxy, enclosed in this packet, to any HOA member that plans to come to the meeting. They may also be turned into our Secretary, Christie Stubbs, by January 31, 2026.

We look forward to seeing you on February 7th.

Sincerely,
2024-25 HOA Officers

Enclosures:
2026 Meeting Agenda
Minutes - 2025 Annual Meeting
Annual Treasurer's Report
Proxy Statement

February 7, 2026, Meeting Agenda
Aradon Farm Lot & Homeowners Association

9:00 AM
Odenville City Hall,
Odenville, Alabama

Meeting to begin at 9:00 AM

1. Opening Prayer: Mark Wilcox

2. Welcome. Continued theme for 2025

"We don't talk about people; we talk to people."

3. Events of 2023 - 2025

- We cleaned, painted and relabeled all street signs.
- Added video recording sign at front entrance.
- Replaced all missing stones in front entrance.
- Installed Aradon Farm water meter.
- Installed automated in ground sprinkler system on both sides of the entrance.
- Re-established proxy for all voting and quorum.
- Added terms for covenant violations.
- Extended officer/board terms to 2 years.
- Clarified and set officers/board members to max of five.
- We saw the county complete the paving of roads in back sector.
- High speed fiber was installed throughout our neighborhood.
- We established a new bank account for all Aradon Farms receipts and payments.
- Set up auto pay on all expense accounts.
- Cleaned up and simplified HOA web page information access.
- Established data base for all lot owners / dues posted / invoices and mailers.
- Simplified all corporate login prompts and passwords.
- Established a credit card link for dues payable on the web page (TBD before year end).
- Installed a mail and drop box at 505 Brooke Lane for all HOA business.
- We hired a Lawn maintenance service to take over all yard work on entrance right of way and lot 18.

- 4.** Review of financial statement: Treasurer
- 5.** Approval of minutes – 2025 Annual meeting
- 6.** General business discussion questions?
- 7.** Vote for 2026 officers.

Presentation of Officers:

President:

Vice president:

Treasurer:

Secretary:

At-Large Member:

- 8.** Meeting to be Adjourned.

Minutes of Annual Meeting of the Aradon Farm Lot & Homeowners Association
February 1, 2025

**Annual meeting of the
Aradon Lot and Homeowners Association
February 1, 2025
Odenville City Hall**

Charlie Wiles called the meeting to order at 9:05.

Mark Wilcox delivered the opening prayer.

Charlie began by repeating our theme of, "**We don't talk about people, we talk to people.**" He credited his church for teaching this.

Charlie opened with the following statements

1. Bob Poole, our CPA, provided us with this working definition from the IRS. The legal standing of Aradon Farm Lot and Homeowners Association is: We are a corporation known as a 501(c)4. We are a homeowner's association with a common interest in the community that makes and enforces property rules. We collect HOA fees from residents to pay for common area maintenance. We are a not-for-profit corporation. As described under 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 residents of Aradon Farm.
2. This is what we have been since our inception. Nothing has changed. If we want to continue to operate as a HOA, we don't have to do anything. That is what we are, an HOA. If we want to do anything different it needs to be done through a vote that will require at least 2/3rds of the Lot Owners to accept, vote and make any changes to the Corporation. This can be done by requesting the elected Board to add the discussion, and vote, to the annual agenda. It can also be done by requesting a special meeting of the Lot Owners to discuss and vote. It cannot be done outside of these parameters.
3. Starlink Internet: The Engineer Andrew Franklin has assured me that all the lawns that have been "disturbed" in the right of way will be returned to their "original condition or better." Franklin went on to say, "We are not going to leave a mess for anyone to deal with and never be heard from again. We live and work in Pell City. Our address is 1621 Cogswell Avenue." Soon there will be a private contractor arriving in the neighborhood. It is a small business owner, of a landscape company. His reputation and livelihood depend on doing a great job. Finally, Andrew added, "I get it. It looks bad during the process, holes in the lawn, etc., but the final result will turn out really good."

The project should be done in 3-4 weeks. Soon the entire neighborhood will have access to fiber optic high-speed internet.

Charlie discussed the Events of 2024

- A new mailbox was added to Lot 18 for communication purposes.
- Summer and Fall neighborhood get together at the barn.
- Road work was begun and hopefully will be completed this Spring.

Richard Harper voiced concerns about the corner of Aradon Drive and Aradon Trace that needs paving.

- High speed internet has begun and should be completed by April. Any questions should be referred to Starlink located at 1621 Cogswell, Pell City.
- Sprinklers were completed at the front entrance and a water meter was installed. The HOA is no longer using the water of a HOA neighbor.
- Road signs have been refurbished. One has been hit by a truck and will be repaired soon.

Charlie introduced the Board of Directors/Officers for 2025

President Charlie Wiles
Vice-president Brian Scott
Secretary Christie Stubbs
Treasurer Allison Gray (filling the remaining term of Linsey Lawson)
At-Large Member Jeff Pounds (filling the remaining term of Ty Kennemur)

- There was a quorum, so business could be done.
- Approval of the 2024 HOA Meeting minutes. After discussion a motion was made by Mark Sullivan to accept the amended minutes with Stephanie's suggestion included. Eric Turner seconded the motion. The motion passed by a show of hands.
- Treasurer **Allison Gray** read the financials for the 2024 year. At the end of the year the account had \$14,742.61. Since then, a \$100.00 check to Odenville Library has cleared, so the current balance is \$14,672.61. Richard Harper moved to accept the financial report and Dale Wood seconded the motion. The motion passed by a show of hands.
- **General Business and Discussion**
 - **Eric Turner** wants to add a small storage building to house some of his equipment. All outbuildings must "match" the main building (house), so far as the brick, stone, roofing....
 - Concerning our Covenants, we want the neighborhood to know that we are patient and will help any neighbor that may need help to reach compliance. **Brian Scott** suggested that you could talk to your neighbor about your concerns with Covenant compliance.
 - **Mark Wilcox** addressed the gravel driveway that was in his yard. He stated that the gravel was supposed to be covered by the leaves, but were blown away. Many of the neighbors offered to give him leaves. A little neighborhood humor!
 - **Stephanie Deneke** brought up the idea of joining the Odenville City Limits. She pointed out that Odenville is getting very congested and that there may be plans for a new Dollar

General that would not be far from the existing Dollar General. She feels that there should be a change on the City Council where we (Aradon Farm) would have a seat at the table. She would like for the HOA to consider this proposal. Of course, there are positives and negatives to be considered. At present, our police and fire protection come from the city of Odenville. There was concern about the tax increase that would occur if Aradon Farm joined the city limits.

Cindy Ballinger pointed out that 33% of the total taxes go to schools. Very little funding comes from the City of Odenville.

Richard Harper stated that he trusted the Board to make certain informed decisions.

Allison Gray said that we are not informed enough to vote on this issue today. There should be a formal request to do a study of the pros and the cons.

Walter Lewis proposed that we should vote to consider joining the city or not. He suggested that we should go to the city clerk to find out what the property tax implications would be. Also, the City of Odenville would have to accept Aradon Farm as part of the city.

Jeff Pounds reiterated that this issue needed to be research and studied.

Gerald Carroll voiced that this was a really big deal and needed to be researched thoroughly.

Judge Bill Weathington also stated that there could be advantages to being in the city and also staying out of the city. He questioned if we would want to look like Tucker Farm, or stay as we are as a community? He stated that taxes would not increase much, but we would not have input into what went on around us. We must know all the information and what could impact us and our surroundings. Information can't hurt and the decision should be based on the information.

Mark Sullivan said that we must find the advantages of joining the city and that we would be under their thumb. He believes we are a better community out of the city and is totally against any raise in taxes.

Bill Stubbs stated that we are a stand-alone community and worries about our home values (appraisals) and what would be used for comparisons. Our development exceeds Tucker Farms value and could possibly bring down our home values.

Richard Harper voiced concerns about joining the city and the City Council having control over our Covenants.

Eric Turner proposed that we end discussion and Richard Harper seconded.

Stephanie Deneke made a motion to review the details of joining the Odenville City limits and that a full written report would be needed to make an informed decision. This report would then be presented to the Aradon HOA. The motion was seconded by Cindy Ballinger and by counting a show of hands, the motion failed. Stephanie then stated that

after the Fund-raising gala was over, she would do the research and present the written report.

- **Neighborhood grass cutting**

After many, many years of mowing our neighborhood right of ways and Lot 18, Gerald Carroll has decided to retire. Brian Scott will get three quotes for the job. Richard Harper asked if the dues would be raised. There is no answer to this as of yet.

Thanks were given to Gerald for all the years that he took care of our neighborhood.

- **New Business**

Charlie asked that the HOA give suggestions about what to do with Lot 18. Richard Harper suggested that we have a 3-person committee to look into what could be done with Lot 18. Richard made a motion to form a committee and study this question. Gerald Carroll seconded.

3 volunteers were Mark Wilcox, Eric Turner, and Charlotte Gray.

At 10:23am, Charlie moved that the meeting be adjourned. Eric Turner seconded the motion.

**Aradon Farm and Lot Homeowners Association
A 501(c)4 Non-profit
Property Owners' General Proxy Form**

If you are unable to attend a HOA meeting, you must complete and return the Proxy below by filling in the form boxes.

Print the form, sign where required, and then deliver to the Association Secretary (see address below) so a quorum will be represented at the meeting. You may either grant a general Proxy or a Proxy solely for the purpose of being counted for a quorum. It is most important that you either personally attend the meeting or return this Proxy so the Association can conduct business.

Proxy

I, (owner name) _____, located at (your address) _____, hereby grant this Proxy for purposes as described in Article III, Sections 3 and 4 of the By-Laws of the Aradon Farm Lot and Homeowners Association. This Proxy carries with it the intent of the undersigned to be represented at the meeting of members specified herein by the individual specified to whom this Proxy is issued.

Therefore, being of sound mind and body, I, the undersigned, do hereby issue the aforementioned Proxy to: (enter your representative's name) _____ at the general meeting of the Aradon Farm and Lot Association at a date, time and place to be held per initial meeting notice or as otherwise stated, noted or published elsewhere by the Board of Directors, or any continuation meeting thereof; pursuant to the governing documents of the Association and in accordance with Alabama Statutes.

***** Chose one *****

This Proxy is to be used to represent me for the use of a quorum only.

Print this form and **initial here**. _____

OR

This is a general Proxy to establish a quorum **and** the individual named herein may vote on my behalf on any and all issues brought before the meeting.

Print this form and **initial here**. _____

Signature: _____ **Date:** _____

Your Proxy may be given to your representative, dropped off to any current HOA Board Member or mailed to or placed in the HOA lock box at 505 Brooke Lane. Proxies must be submitted and or received prior to the convening of the meeting.