

Aradon Farm HOA Annual Meeting
February 7, 2026
9:00 AM Odenville City Hall

Mark Wilcox opened the meeting with prayer.

Charlie Wiles welcomed homeowner members present and stated the Board's continued theme,

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

A quorum was established and business could proceed.

Accomplishments and events of the HOA Board from 2023-2025

- 1) Cleaned, painted and relabeled all street signs
- 2) Added video recording sign at the front entrance
- 3) Replaced all missing stones in front entrance
- 4) Installed Aradon Farm water meter
- 5) Installed automated in-ground sprinklers on both sides of the entrance
- 6) Reestablished the proxy for both quorum and voting
- 7) Added stronger language for covenant violations
- 8) Extended Officer/Board terms to two years
- 9) Set officers/Board members to a maximum of five.
- 10) The county completed the paving of roads in Sector 5
- 11) High speed fiber was installed throughout the neighborhood
- 12) Established a new bank account for all Aradon Farm receipts and payments
- 13) Set up autopay on all expense accounts
- 14) Cleaned and simplified the access to the HOA webpage
- 15) Established data base for all home/lot Owners, dues posting and invoices and mailers
- 16) Simplified all corporate login prompts and passwords
- 17) Established a credit card link for dues payable on the webpage
- 18) Installed a mail and drop box at 505 Brooke Lane for all HOA business
- 19) Hired a lawn maintenance service to do all yard work at entrance right of way and lot

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Allison Gray presented the review of our HOA financial statement.

A motion was made to approve the 2025 annual HOA meeting minutes by Gerald Carroll and seconded by Richard Harper. The motion was approved.



Brian Scott will be in charge of lawn maintenance and Gerald Carroll has agreed to consider doing the lawn maintenance again.

Annexation: Stephanie Deneke presented a package in reference to annexation on January 29, 2026. We did not have enough time to review her proposal as a team, but the pros and cons from her submission are listed below.

Pros: participation in city elections. Examples are mayor and council elections, zoning and/or rezoning of properties to help protect our property values. We would have a voice at council meetings of the happenings in Odenville which also could affect property values or what we are allowing in the city as it grows.

Cons: Increase in property taxes

City rules and ordinances would apply to Aradon Farm and may supersede our Covenants. Road maintenance would be by the City of Odenville, not the County.

Will Deneke said another pro would be that Aradon could be part of the Odenville City Plan. But, there are no zoning laws for Odenville and anyone could come in and ruin our neighborhood.

Jean Lowry brought up the overcrowding of our schools because of the new neighborhoods that are being built.

Allison Gray pointed out that we can attend the City and Council meetings to voice concerns.

Lydia White expressed concern over having a voice if our taxes were to increase by annexation.

Gerald Carroll reiterated that our roads would be taken over by the City and we would not have control.

Bill Stubbs expressed concern over the right of way being dug up and used as the City wished.

Carissa stated that she felt this would be a problem of taxation without representation.

To get permits, we would have to use The City Inspector of Odenville and our codes would have to be city and not county.

Richard Harper made a motion to end discussion and vote yes or no to pursue the annexation. Gerald Carroll seconded the motion.

7 voted to continue the discussion and pursue annexation.

31 voted to end the discussion and not pursue annexation.

Annexation was voted down and Aradon Farm will not become a part of the City of Odenville.



This was the final decision of the Homeowners Association.

Jakob Hernig has done research on bringing natural gas into our neighborhood. It would take a million dollars to run lines from Blair Farm to our neighborhood. Aradon could swap over in three years. There has been some positive interest from the neighborhood. Natural gas is ½ to 1/3 the price of propane and natural gas is very efficient. With pricing and neighborhood participation (33 homes), we could break even in 30 years. This would cut the propane bills in half.

Charlie Wiles explained that gas and meters would have to be connected. Propane heaters would have to be switched over to gas. He wondered if heat pumps could be used or switched over. Charlie stated that to move from electric to gas would be very costly and everything leading to the house from the meter would be at the homeowner's expense.

Lydia White said we should see the interest from the homeowners.

Josh Baker thanked Hernig for doing all the work and he (Baker) is a huge proponent of natural gas. We, as a neighborhood, could purchase through the company and spread out the payment over time.

Dedra Hernig noted that we would all have to work together to make this happen.

Richard Harper gave the following figures – a 50 gallon gas water heater would be \$900.00. A New gas stove would run around 8-900.00 dollars.

Brian Scott also mentioned that cost could be a problem.

Hernig said he has talked to an engineer about plans for the neighborhood and that just short of a million dollars could complete our neighborhood.

Al Bonds said that all of the appliances could not be converted. He also pointed out that to switch from one to another, the homeowner would be responsible for the cost of footage based on the length of the line.

Scott Canterbury asked about direct vent or a tankless vent. Could these be used or converted?

Bill Weathington motioned that we should further study changing from propane to natural gas.

Gerald Carroll seconded the motion.

The ayes had it and the matter will be further discussed and researched.

The incoming Board will have to move this forward.

Presentation of the Board/Officers for 2026-2028

Josh Baker was nominated for President by Gerald Carroll and seconded by Richard Harper
There were no additional nominees added and Baker was elected unopposed.



John Pate was nominated by Brian Scott for Vice-president and seconded by Richard Harper. Pate was elected unopposed.

Melissa Simpson was nominated to become Secretary by Christie Stubbs and seconded by Brian Scott. She was elected unopposed.

Brian Scott was nominated for Treasurer by Gerald Carroll and seconded by Allison Gray. As he was unopposed, he was elected.

Allison Gray was nominated to be Board Member at Large by Brian Scott and seconded by Gerald Carroll. Unopposed, Allison was elected.

Ron and Kim Ryals are our newest neighbors, having bought the Isbell home.

Stephanie Deneke asked about the HOA donating to the Gala again this year to support education. Christie Stubbs presented an opinion about charitable organizations and asked if we should use homeowners' dues to contribute to any organizations? Our dues are dedicated to the well-being and maintenance of our neighborhood.

Carissa Wright said that charitable contributions were a matter of choice, and being a personal decision, it should come from the individual.

C. Stubbs also pointed out that we should continue to welcome our new neighbors and to acknowledge and help neighbors who have lost loved ones.

Josh Baker reiterated that our dues are solely for the maintenance and well-being of Aradon Farm.

Having no new or extra business, Charlie said farewell to the HOA as President. Charlie called the meeting to adjourn and Melissa Simpson seconded.

The meeting was adjourned at 10:15am.

