



Attendees:

Dana Tiblier - Manager

Larry Butler - President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Robert Fuqua - Member at Large

Finances:

Operating Account Balance: \$17,519.83

- Payables: (\$0) - All bills paid by month end

Reserve Account Balance: \$228,929.44

Clubhouse Account Balance: \$5,579.00

Meeting Notes:

Roll Call:

45 homeowners present. No quorum present. Norma moved to adjourn annual meeting. Robert seconded. Motion passed. Larry proceeded to a homeowner's meeting.

Reading of Minutes:

Robert moved to waive the reading of the prior meeting minutes. Norma seconded. Motion passed.

Board Member Nominations:

Larry called for nominations to the board from the floor. No one showed interest. Andreas moved to close nominations. Robert seconded. Motion passed.

Election of Board Members:

Larry offered the floor to nominees to speak for their nominations.

George Burke spoke. Seclanda Gellineau-Wilson spoke. Andreas Schick spoke.

Report of Board of Directors:

Larry Butler spoke about finishing storm and tornado damage repairs. There have been delays to the pool repairs. Rain flooded the foundation and caused the pool to lift. Estimated completion date is currently the end of May. Additional costs due to repairs are estimated at an additional \$4,500.

A homeowner asked about extending the pool open period into September. The board has done this in the past and can consider this again if the homeowners wish.

A homeowner asked about the pool smoking policy. The board will discuss this.

A homeowner asked about the cause of the lack of pool repairs. Larry stated that there has been a lack of funds for maintenance and the reallocation of funding. The reserve study gives a timeline for maintenance budgeting.

A homeowner asked about an open fire hydrant in the complex. The board is aware of the issue and is getting bids to replace the hydrant.

A homeowner asked about paint stripped off speed bumps in the complex. She asked if we can replace them with the newer, plastic speed bumps. She also asked about the drainage ditch next to the clubhouse. This is covered in the reserve study.

Homeowners asked about the interest rates at the Regions Money Market account and finding a better rate. Andreas moved to investigate a better bank. Bobbi Jo seconded. Motion passed.

A homeowner asked about changing the fence colors in the community. Currently, the community only allows for one color, which is provided by the Board. Dana stated that the community can change this if the majority of units can agree on it. She advised the homeowner submit a formal request so a committee can be formed. Current discussion is allowing a selection of three colors.

A homeowner asked about reinstalling speed cushions that were removed during street repairs. The board will investigate this.

Bobbi Jo moved to adjourn the meeting. Norma seconded. Motion passed.

Larry Butler agreed to serve the community as Clubhouse Manager.

The Board is looking for a homeowner willing to replace lightbulbs in the street lamps around the community. The homeowner who previously held this responsibility has passed away. The Board is offering \$50 a month to this volunteer, bulbs provided. Currently, the only other option is to pay a vender \$350 to check the bulbs once a month.

Announcement of Election Results:

New board members are Seclanda (Candy) Gellineau-Wilson and Andreas Schick.

2025 Board Member Assignments:

Robert Fuqua - President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Seclanda (Candy) Gellineau-Wilson - Member at Large