

Minutes of meeting
Glenlakes Unit One POA
Directors and ARC
August 8, 2021

Attendees: Kevin Berland, Scott Wiginton, Ken Fletcher, Richard Prisbus, David Vosloh, Dan Thomas

Discussion of items our welcoming committee (currently Wayne Butler) will include during his visit to new owners. This list includes many of the common issues, but is certainly not a complete review of covenants or by-laws.

- Trash cans out of view from road
- No overnight parking on street
- Grass to be cut and edged
- ARC approval items
 - Fencing
 - Screen enclosures
 - Pool
 - Color changes
- No signs in yard
- Only flag approved for display is the American flag
- POA annual meeting is in March
- Garbage pickup is on Tuesday. Sometimes very early in morning
- Recycle pickup is on Wednesday. Sometimes very early in morning
- Go to City of Foley – Sanitation web site for procedure to set up garbage and recycle
- Annual dues (currently \$170) are due on July 1. There is a late fee of \$10 if not paid by August 1.
- Golf cart paths are for golf use only
- Carts used on streets have to be permitted by the city
- Pick up dog poop
- Dogs are to be on a leash
- Contact Terri Sterling if interested in helping with maintenance of the sign. Email

- POA will provide POA documents on request. Email Richard Prisbus () with request and he will reply with the documents attached.

Streetlight bills in phases 3,4, and 5 are initially paid by Breland. When turned over, POA will pay the monthly bill.

At the next annual meeting it was agreed that membership would vote to:

- 1) provide properties could not be leased for less than 6 months. Note: The city requires owners of properties leased for less than a year have a business license.
- 2) allow the notification requirements to owners be made by email.

We will notify lot #6 that clean-up of the front yard must be done or we will notify the city to require the clean-up.

We were notified that the judge had ruled that we waited too long for him to take action on the siding violation on lot #42. We will continue to pursue the issue so that other homes will not be built that are not primarily brick. Kevin will contact Todd to let him know that we will continue to pursue the action in court to stop the spread of these siding houses. He will not discuss lot #42 unless Todd is willing to come to some kind of settlement.

Kevin, Dan, and David will try to meet with Todd to discuss issues such as their following all the terms of the 2018 agreement. It will be pointed out that Breland has for the most part followed their commitments. Also, we are willing to discuss larger lot sizes for phases 4 and 5.

There was discussion about development of a form for Breland and the POA to sign stating that covenants and the 2018 agreement have been followed for each new house.