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Glenlakes Unit One POA

Minutes of 2022 Annual Meeting

March 8, 2022

Officers In attendance:

- Kevin Berland
- Ken Fletcher
- Scott Wiginton
- Richard Prisbus

There were 47 lots represented and 21 proxy votes for a total of 68. There are currently 119 purchased lots – 60 provides a quorum.

Financial report

Checking account - \$15,000

Reserve account - \$25,000

Copy of proposed budget is included at the end.

Presentation on neighborhood watch by Officer Labron Williams. We believe that our POA is the safest in Glenlakes.

Sam Striate and Linda Spangrud updated golf course issues. Golf course including the cart paths is for use by active golfers and not for walking dogs, riding bikes or walking. The clubhouse now has a new operator for food. It is one of the OWA restaurants. New menu. They recommended the breakfast foods.

We plan to drop the current lawsuit about covenant violations by Breland after further conversations with Breland/Lennar.

The dam is not our responsibility. LVE is in the process to acquire the dam and possibly some additional land from WCMC. After all of the trouble, the dam did not cost GLU1 one red cent.

The sewer lawsuit is still ongoing. David Vosloh is our representative on the sewer committee. It will finally go before a jury instead of the judge who has been

overturned by the Alabama Supreme court. Our lawyers suspect that a settlement will be reached before a jury has to rule.

We are working with the city and golf course to deal with Lennar about drainage. In particular is the culvert where water flows under Lakeview near the intersection with Carnoustie. If it can be resolved by all, we will pay \$5000 toward the repair. A vote was taken and unanimously approved.

We will start a committee to review our covenants. They will look at obsolete items and a simplification of the entire covenants to include items that have been added since inception. Larry Ballard and others volunteered to take this on. ARC items. Larry Ballard will be the head of this new committee.

Scott Wiginton, David Vosloh and other's purpose is to protect property values.

The ARC is recommending every lot in our HOA to have 2 trees. Contact ARC if you plan to remove a tree and replace a metal fence 4' and enclose entire back yard behind house.

Garbage cans can be outside but not visible from road. Prefer brick barrier
No need to contact ARC if you are replacing shingles or trim with similar. Contact ARC if you are planning to change colors
Usually approve cement walk to cart door

Need to get patio and/or screen enclosure approved before construction.

Make sure your outdoor security lights are not pointed at your neighbor.

Generators are approved with landscape barriers.

New covenant items:

The covenants will be amended to limit rental of properties to a minimum of one year and the property owner is to provide the POA with a copy of the lease. One vote was against the change. The remaining votes were for the amendment.

The covenants will be amended to set a 2-year term for officer positions.
Vote to establish 2-year terms for officers was unanimous.

Election of officers

Several of the owners of the new Lennar houses were present. When asked, none of them was willing to serve on the board.

- Kevin Berland – President (1-year term)
 - Ken Fletcher – Vice President (2-year term)
 - Scott Wiginton – Vice President (2-year term)
 - Richard Prisbus – Treasurer (1-year term)
 - Cindy Baccus – 2-year term
 - Donna Lowe – 2-year term
- Vote was unanimous for the officer slate.

GLENLAKES UNIT ONE
PROPERTY OWNERS' ASSOCIATION

	2022 <u>Budget</u>	
	2022	2021(Actual)
Revenue		
130 member lots @ <u>\$170</u>	\$22,100	\$17,848
Expenses		
Accounting	\$1000	\$995
Computer expense	\$700	\$583
Insurance	\$2000	\$1969
Landscaping	\$6000	\$6770
Legal and professional fees	\$3000	\$3000
Meeting expense	\$250	\$0

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Office expenses	\$125	\$124
Postage and mailings	\$100	\$145
Repair and maintenance	\$1500	\$0
Security	\$500	\$0
Utilities	\$700	\$503
Total Expenses	\$15,875	\$14,089

Notes

- 1) Number of lots is estimated based on the number of new lots and the expected number of months in the POA.
- 2) The increase in net income is in anticipation of significant landscape costs due to additional "common property" as designated by the developer and approved by the planning commission. We will also have to start paying a portion of the street light bill for the new homes. The city is currently paying for our street lights.
- 3) Once the common property is ours, we will have several ponds to maintain. The cost is unknown.