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Glenlakes Unit One POA Board Meeting 5/22/2022

Attendees:

Kevin Berland
Scott Wiginton
Ken Fletcher
Richard Prisbus
Donna Lowe
Butch Zaragoza
Larry Ballard
Tom Krebes
David Vosloh (by phone)

Our rules will be changed to require that rentals/lease can be no shorter than one year with a copy of the agreement provided to the board.

Our rules will include a provision that notice of meetings and dues can be provided by email.

Flag Issue – Alabama House bill 42 requires POA's to allow the display of the Alabama state flag. Previously we allowed only the United States flag. In compliance we will permit the Alabama flag to be displayed in a manner that is compatible with good taste and fits into our neighborhood. The size will be no larger than 4' x 6'. It will not be hung from a tree. The vote for this action was 5-0.

Sprinklers at the sign – Richard discovered that the sprinkler system at the sign was manually turned off. It appears to have been turned off several months ago and the result has been that almost all the shrubs we planted last year adjacent to the sign on both the north and south sides are dead. The controller lock and key are rusted. Richard will try to lubricate the lock and remove the key from the immediate location. This may discourage any tampering, but the lock is the standard Rain Bird lock.

Van parked on road – There is a commercial van parked on the dead end street that comes off Lakeview. The owner lives on Albatross. (Since the meeting, the owner has been notified to remove the van and stated that it would be moved in 2 or 3 days). Parking on the streets is a complicated issue, because the city has authority over the streets.

Garbage cans – Cans need to be kept where they are not visible from the street. They can be stored in the garage or outside with a fence blocking view. The fence can be vinyl, wood or brick and at least 4' wide and 4' high. A shrubbery fence is also permitted if it blocks view of the can. Vote 5-0

Trash in pond – During construction, building debris has blown in the retention pond near Albatross and Lakeview. It is not our responsibility yet. Lennar is responsible for all common

property until 75% of all the new lots (phases 3,4,and 5) are sold. Not just phase 3, but 75% of 3,4,&5 combined. Ken will notify Lennar of their problem.

Fountains and statues – These will be permitted if approved by the ARC. They can be located in the landscaping or on the porch.

Covenant update – Butch Zaragoza has been working on revising our covenants to reflect current conditions. Currently there are several documents including amendments most dating back to 2000 or earlier and are outdated. Some are 33 pages long. It was suggested that we look at the Carnoustie Gardens covenants as a starting place. (Butch has found them on line and we should look at what their lawyer came up with.) Legally changing the covenants is complicated and requires a significant majority of members (possibly up to 90%) to make the change.

Donna Lowe has volunteered to assist Richard with financial issues.

New board member – In our agreement with Breland/Lennar, there should be an additional board member from each of the 3 new phases. There were no volunteers at the annual meeting. The board appointed Larry Ballard to fill the vacancy for phase 3 until the next annual meeting.