

Minutes of POA
Board of Directors Meeting
Sept 12, 2021

Attendees: Kevin Berland, Ken Fletcher, Scott Wiginton, Richard Prisbus

The board addressed to two specific issues: turnover of common property to the HOA, and requirement for brick with an allowance for stucco or Hardi-Plank for accent on the front. Breland ignored the brick issue, and the HOA had filed suit. Secondly, the City may or may not be facilitating the common property transfer ahead of the agreed schedule of when 75% of the homes are completed.

According to our agreement with Breland, we don't have to start landscape maintenance for the new areas until 75% of all the properties (235) are built and sold.

Todd replied to an email from Ken concerning the siding on the new houses on Albatross. He stated that they were all brick siding. Todd suggested that we settle this issue by letting them build Hardi siding spaced throughout the rest of the development. Our position remains that primarily brick is the only option. Kevin will respond to Todd that we don't want any more Hardi sided homes as a resolution to this issue.

As far as the current law suit is concerned, there is nothing happening because the judge said it was too late to take action on the one house already finished. The property has already been sold and occupied.

No one is volunteering to maintain the sign. Our last volunteer finally resigned. Richard will contact William Dabney. William had previously indicated to him that he would be able to keep up the sign. We would like for him to do this until we have our annual meeting in March when we can address the issue before the membership and seek volunteers or continue with William.

The ARC committee is also in desperate need of help. Please Contact Scott Wiginton for more details.

The board will personally contact all members shortly before the March meeting to encourage their attendance or to provide a proxy. We will also be seeking an additional board member from the Breland homes phase 3 development.

As a last note, the board is very happy with all the effort everybody has put into making Glenlakes Unit one the prettiest HOAs in Glenlakes. Thank you for all your hard work.

Best Regards,

Kevin Berland

President, Glenlakes Unit One