

Monthly POA Board Meeting

September 8, 2025

Members present:

Deb Langley

John Sutton

George Mendonca

Drew Privett

Garry Elrod

Luanne Bradford

Tanner Ward

Jonathon Elrod

Carlton Grace via phone.

The meeting was called to order by Garry Elrod.

Minutes from last meeting were approved.

TREASURES REPORT

Checking operating account balance: end of August \$56,401.85 and Reserve account: \$68,146.49

Expenditures for August were \$6,009.54

Jonathan reported that liens for nonpayment of dues and fines will be filed 9-15-25.

SOCIAL EVENTS COMMITTEE:

Next events will be October 26th and December 13th. There will be no events for the months of January through April.

10-26-25 Trunk or Treat/carnival and 12-13-25 Santa at the Pavilion.

ARCHITECTURAL REPORT:

Carlton Graces reported that there were several requests which were taken care of, mostly fencing issues.

COMPLIANCE:

Drew Privett reported that several notices for fines were sent out regarding boats and parking on the curb.

BEAUTIFICATION COMMITTEE:

The committee has gotten four bids for the first phase of our entrance improvements. LuAnne will put together a spread sheet to present the bids. The board looked at and reviewed the bids. A budget was requested and the board gave the go ahead for LuAnne to proceed with the Beautification Committees' selection of landscape as all of the bid amounts were within a doable range. They will be meeting this week.

OLD BUSINESS:

Garry and John have been keeping up with the progress of the signage. Several are up. Garry talked with the contractor for the signs today, September 8th about the sign at the pavilion being off center. This was straightened up. They will stay on top of the sign situation.

Lawn care contract progress was reported by George. Use of herbicides was discussed around the playground and retainer pond. George will contact the city about the restrictions for such. We will not revise the contract until we hear from the City regarding herbicides.

Garry reported a request to park vehicles at the pavilion after hours and overnight. Discussion was had regarding this. We were all in agreement that this will not be allowed. Those requesting will be informed of such.

A church in our area has requested use of our pool for a baptism of a handicapped person who cannot get into their baptismal area. This would be Sunday, September 21st at 1:00. The board is in agreement to allow this.

Jonathan reported further information regarding a money market and decision of this will be tabled until a later date.

Report was made by Garry regarding our concern about lawn trimmings from houses which butt up to Boone Road being thrown over the fence making it hard to maintain the grass in that area. He called the Code Enforcement Department and they will take care of it.

NEW BUSINESS:

Jonathan also brought up researching a lawyer to represent the POA. We will further discuss this at the next meeting.

We discussed the need for a committee (board members and residents) to open and close the pavilion area as we have had some people down there at night during closing hours. We will further discuss this issue at the next meeting.

Meeting was adjourned

Respectfully submitted,

Deb Langley, Secretary

