

Monthly Meeting of POA Board

January 12, 2026.

Members present:

Deb Langley

George Mendonca

Jonathan Elrod

Garry Elrod

Clinton Graves

Tanner Ward.

Absent:

John Sutton

Drew Privett

Meeting was called to order by Garry Elrod, President

TREASURERS REPORT

Treasurer's report was given by Jonathan Elrod.

Balances:

Working account: Beginning of November was \$42,216.48, expenditures were \$12,295.64 with ending balance was \$29,923.84. Beginning December, 2025 was \$29,928.84, expenditures of 5,651.96, and transfer of monies from the savings account to working account, ending balance of \$35,268.88.

Savings Balance: Beginning of November was 68,941.45, expenditures (moving of \$10,000.00 to working account) with ending balance being \$58,941.45. Beginning and ending balance for December was \$58.941.45.

**Of note a possibility of putting down sod at the Heritage Farm and Hazelwood entrances was briefly discussed at the end of our October meeting. The bids were obtained by George and after discussion and vote via telephone the board awarded Baylie, our lawn keeper, the bid for a total of \$2,200.00 up front and \$2,200.00 on completion of the project. Two checks for \$2,200.00 were drafted for the sod at Heritage Farm and Hazelwood entrances where the tress once stood and around the new landscaping were we downsized away from the street. The job was completed the first part of November with a six month guarantee that if the sod did not make it, he would replace the areas that had died.

We received a letter stating a home in Heritage Farm subdivision is being foreclosed. We discussed our options and decided that going after the small amount owed to us would cost more than the amount owned. The balance will be written off.

ARCHITECTURAL COMMITTEE REPORT:

Carlton Graves reported that there has been no activity to the Architectural committee since last meeting.

COMPLIANCE COMMITTEE REPORT:

Drew Privett reported that there have been several complaints which were addressed during the month regarding signs in the yards and vehicles for sale.

SOCIAL EVENTS COMMITTEE:

Deb Langley reported that Holiday at Heritage Farm was a success. Nothing further scheduled until after April.

OLD BUSINESS:

Deb reported that Jake Cox is interested in being our gate monitor. We will discuss this further next meeting. We discussed that perhaps leaving the sign for those to use the facility to move and then move back might work for the winter months. Garry will discuss with John Sutton regarding board members getting notification on their phones for anyone down at the pavilion after or before hours of operation.

George reported that the rock bed which surrounds the water meter on Hazelwood has been fixed after someone ran over the outside part. We will discuss a better plan for this area next meeting.

With no other business at hand the meeting was adjourned.

Respectfully submitted,

Deb Langley, Secretary.