Meeting was called to order at 6 PM on June 20th, 2017 at the First Baptist Church on Section Street in Fairhope.

Past President, Charlie Williamson, addressed the meeting with his farewell comments and thoughts on the past five years as President of the HOA. He then turned the meeting over to current President, Edward Story.

A motion was made by Charlie Williamson to accept the minutes of the previous annual meeting. Bob Keyser seconded the motion. Motion was carried.

The Annual meeting was accepted by verbal vote as having proper notice and a quorum.

Edward Story introduced himself as President and then explained that the current BOD works as a team with a focus on transparency.

Edward Story explained the 2017 voting process and asked for help from the membership regarding the Architectural, Beautification and Welcoming committees.

Report from committees: President, Edward Story, stated that there were no committee volunteers last year. The President’s report was a request for help to form strong committees for the coming year. A sign-up sheet for each committee was posted at the entrance to the meeting.

An open discussion followed:

Charlie Williamson suggested that the voting proxies should be handled with care.

Edward explained that the web site has been corrected with new information and the password requirement, except for the Disclosure tab, has been eliminated. George Wilson explained that the Disclosure tab contains confidential financial and contract information that the BOD would share with members on a personal level if requested.

Treasurer’s report: John McEwan reported that we have a little over forty four thousand dollars in the treasury. Bob Keyser asked for a synopsis of income vs. expenses. John read from the balance sheet to explain recurring costs and then offered copies of the profit and loss report and the balance sheet to any member who is interested. The cost of lawn maintenance of the common areas was identified as the largest recurring cost to the association.

Several members asked if there would be special assessments for the coming year. Edward explained that the BOD thought there may have been a need to dredge the Fairfield Place retention pond due to silt build up. However, after professional evaluation, the lake was at the
recommended five foot depth and does not require attention at this time. Edward explained that, during meetings with Mayor Wilson and several other City officials, the City stated that the lake was the responsibility of the HOA and not the City of Fairhope.

A motion to close the nominations for Board of Directors was made by Mark Will and seconded by Morris Cali. Motion carried and nominations were closed. The voting process was initiated.

Secretary, George Wilson, explained the voting procedure and distributed the ballots according to those lot owners present and proxy sheets submitted.

Bob Keyser accepted the responsibility to tally the votes.

Each candidate was given one minute to address the members to explain who they are, why they wish to be on the BOD and what they hope to accomplish in the next year. Ken Street, Larry Pope, Bill Pipkin, Larry Fletcher, Richard Cote, George Wilson, John McEwan and Edward Story, each addressed the members. Chad Yarbough was not present at the meeting.

During the vote count, Bill Pipkin addressed the members with his concerns regarding the manner in which the proxies were written. George Wilson took responsibility for the proxy format and stated that Bill’s comments will be taken into consideration for next year.

A discussion regarding the new fence on County Road 44 followed. Bill Pipkin expressed concerns that the fences are on private property and should be the responsibility of the individual homeowners, not the HOA. The BOD stated that the fence was replaced for the good of the neighborhood and that no plans were in place at this time to replace the fence on Booth Road.

A general discussion regarding speeding issues and other safety issues regarding the lake and Cowpen Creek followed. The BOD explained that these issues are important and are being addressed.

Bob Keyser announced the results of the BOD vote. Edward Story, John McEwan, George Wilson, Dick Cote and Ken Street received the greatest number of votes and therefore are the Board of Directors for the upcoming year. The new BOD will be effective at the adjournment of the 2017 annual meeting. The officers of the BOD will be decided at the first BOD meeting which is scheduled to follow immediately after the annual meeting.

Ken Street made a motion to adjourn the meeting. Mark Will seconded the motion. Motion was carried. Meeting adjourned at 7:16 PM

End of minutes: GSW