

**2020 Annual Meeting Agenda**  
**October 24, 2020 – 9 A.M.**

1. Call to order
2. Certification of Quorum
3. Report of Officers
  - a. President
    - Community Affairs
    - Update of Litigation
    - Appointment of New Board Members
    - Architectural Control Committee
  - b. Vice President
  - c. Treasurer – Financial Reports
    - Update of pool maintenance issues
  - d. Secretary
4. Old Business
  - a. None
5. New Business
  - a. Basketball goal (Letter to 3 owners)
  - b. Public Comments
    1. Sidewalk Discussion
    2. Standard Traffic Laws including Safety Concerns, etc.
    3. Dog Waste Cleanup
  - c. Adopt-a-Mile Program (Trash on Academy)
6. Elections

**Current Board Members:**

Connie McFarland - President  
Rex Howell - VP  
Josh Wyckoff  
Susan Beck - Secretary  
Joshua Jones - Treasurer/Web

Nominations from the floor will be accepted. Each nomination must have a second. A vote of approval will be taken.

7. Adjourn

*Thank you for your ongoing support, your compliance with our Covenants keeps The Estates a beautiful and enjoyable community.*

## MINUTES

### THE ESTATES HOMEOWNERS' ASSOCIATION, INC. ANNUAL MEETING OCTOBER 24, 2020

At 9:20 A.M. on October 24, 2020 The Estates Homeowner's Association, Inc. Secretary, announced a quorum was established and Connie McFarland, Association President, called the 2020 Annual Meeting to order in the parking lot of the Pool area.

Due to threatening weather Agenda Items 6 and 5a were addressed first.

Item 6 - Election of Officers:

Ms. McFarland reviewed the slate of Officers;

Connie McFarland, President  
Rex Howell, Vice President  
Josh Wyckoff  
Susan Beck, Secretary  
Josh Jones, Treasurer/Web

and asked for nominations from the floor. There were no nominations.

**MOTION:** Mr. McCrary moved to close the nominations; seconded by Mr. Leonard. The motion carried unanimously.

**MOTION:** Ms. Smith moved to elect the existing officers; seconded by Ms. McGinnis. The motion carried unanimously.

Item 5a. – Basketball Goal

Ms. McFarland reviewed the item stating that a resident requested that the Board of Director's waive the requirement that basketball goals be placed in backyards. After review, the Board voted to waive this requirement on a temporary basis; a vote would be taken at the Annual meeting to make a final determination.

Membership discussion included:

- (1) Should basketball goal be in driveways and not in streets
- (2) Goal must be freestanding and not attached to a house and kept in good repair
- (3) Safety of those playing basketball
- (4) Possibility of erecting a basketball goal in the pool area
- (5) Question of whether there was another area that could be used

**MOTION:** Ms. Arnold moved to amend the requirement as stated in Covenant Section 6.21(e) and allow basketball goals in front of homes; seconded by Mr. Massey. The basketball goal must be free standing and not attached to a house. The motion carried by a vote of 72 yes, 12 no.

The following Agenda items were introduced by the President and discussed by residents:

3a. Community Affairs

The City of Opelika Planning Commission will hold a hearing on October 27, 2020 to discuss construction of approximately 59 townhouses on the Northwest corner of Academy Drive and Veterans Parkway. The main issue is additional traffic. The public is encouraged to attend this meeting.

#### Litigation

Litigation with a previous resident is ongoing. The latest filing by the HOA on August 26, 2020 was for dismissal. There has been no further action.

Josh Jones, Treasurer reported the following:

There is \$41,000 in cash reserves and \$900 in the sidewalk fund. Spending for maintenance and improvements to the community has been delayed due to litigation expenses which are costing about \$1200/month. The pool needs repairs, i.e., to address stains, resurfacing could cost \$30,000. A new pool company was hired to do routine maintenance. The 2018 and 2019 Financial Statements will be available online.

A resident asked who was paying for landscape maintenance on Academy Drive from Veterans Parkway to the roundabout. Mr. Jones stated the HOA is but he is working with the Management company for the townhomes to share this expense. This cost is \$300/month. Mr. Wyckoff stated 360° Management is addressing this issue.

#### Detention Ponds

Stone Martin Builders is currently responsible for maintenance of the detention ponds. The HOA is working with Stone Martin to have the grass cut and the missing fence sections replaced. When the ponds are turned over to the HOA the area from the fence to the street should be sodded by Stone Martin. A suggestion was made to send a "Certified, Return Receipt Requested" letter to Stone Martin.

#### Architectural Control Committee

This Committee consists of 4 members and 1 vacancy. Ms. McFarland asked for a volunteer to fill the vacancy and stated the process used by the Committee to approve requests, issue Friendly Reminders for infractions, and assess fines.

#### Public Comments

#### Sidewalks

Sidewalks were discussed at previous Annual Meetings. The cost of preliminary work to be done by utility companies makes this construction extremely expensive. During preliminary development of The Estates the builder charged \$100 per house for sidewalk development. Due to bankruptcy of the initial builder this cost was not continued by subsequent builders; only 9 property owners paid the fee.

#### Standard Traffic Laws/Speeding/Loud Cars/Blocking Driveways

Mr. Leonard submitted a document listing traffic safety problems on several streets. The City did a survey and determined that 30% of the traffic on Academy Drive was speeding. The streets in

The Estates are City streets; the HOA does not have control. Ms. McFarland will send a letter to the City of Opelika to make them aware of these issues and ask for their assistance in remedying the concerns. The problem with people parking cars that block driveways is not an HOA concern. It was suggested that you talk with your neighbor and ask them to move the car.

A resident addressed a safety issue at the roundabout and asked if the shrubbery could be cut back to enable better vision. Mr. Jones agreed to request a bid from the landscaping company to do more extensive trimming. It was suggested that when the road is repaved, the width of the entry points could be made narrower to cause traffic to slow down.

Ms. Smith asked if the HOA could get on City Council's agenda. Ms. McFarland said in the past the HOA was on the agenda but had little effect.

A resident asked if there were any plans to install a traffic light at Academy Drive and Veterans Parkway. Ms. McFarland said the City is aware that one is desired but there are no immediate plans.

Concerns regarding pet owners not cleaning up after their dogs and armadillos were discussed. This is an Animal Control concern and they should be notified.

A resident asked if the number of dogs allowed in each house could be increased from 2. Ms. McFarland stated the Covenants would have to be changed which takes a vote of the residents. Each homeowner could submit a form to ask if there could have more than 2 dogs.

Mr. Massey moved to adjourn the meeting. Ms. McFarland ended the meeting at 10:33 A.M.

Respectfully submitted,

Susan T. Beck, Secretary