

**MINUTES OF THE SANDY FORD POA MEETING
FEBRUARY 22, 2022**

I. President Brian Dasinger called the meeting to order at 5:30 p.m. In addition to Brian Dasinger, board members Matt Chunn, Heather Hickox, GiGi Lott, and Lynn McConnell were present. Nancy Hawkins and Keith Hoffman were also present.

II. Board Reports

Patrick Collins continues his representation of the SFPOA in connection with discussions with a resident's attorney concerning a covenant violation. The Board unanimously agreed to authorize Mr. Collins to write a letter informing the homeowner that she must pay a \$500 fine and move her fence back within 14 days and if she does not then a lien for the \$500 fine with 7.5 % interest will be recorded and she will be liable for attorney's fees and still must bring the fence into compliance. Nancy Hawkins witnessed PJ's discussion with the homeowner about the fence and it may be necessary to obtain an affidavit from PJ about these events.

All but 15 homeowners have paid their annual dues and reminders have been sent.

III. Committee Reports

- Landscape Committee (Joey Skaff) –
Braxton Landscape's estimate for work on the Poplar entrance was presented. GiGi Lott made a motion to approve the \$4,057.90 work, Lynn McConnell seconded it and the other three Board members voted in favor thereby approving the work.

There was a discussion of options for the ground under the large tree on the common area at the corner of Cumberland and Kepler which included an estimate for over \$3184. After discussion Lynn McConnell made a motion to explore other options that would cost less than \$2000, Heather Hickox seconded it and the other three Board members voted in favor thereby authorizing Joey to continue exploring other options such as planting something and not laying sod.

- Pond Committee (Keith Hoffman) –
South Pond is fine as of now. The North Pond was not draining due to vegetation growing near pipe; it has been resolved.
- Architectural Review Committee – No Report
- Sunshine and Social Committee (Nancy Hawkins)-
Yard of the month on Sandy Ford Road was announced. Notification that Rock Creek was considering pickle ball courts and if interested advise Nancy.

While no Easter Egg Hunt is planned Nancy requested \$50 for candy for the Easter Bunny if a resident will once again ride around the neighborhood. The Board approved the request for \$50 if that transpires. Fall Bash will be discussed a later meeting.

- Governance Committee – No Report

IV. Unfinished Business

- The fence covenant violation situation is discussed above in the Board Reports.
- The landscaping request for the common area on the corner of Cumberland and Keplar is discussed above in the Committee Reports.
- The Board continued discussions about reconciling POA Bylaws and Covenants Conditions and Restrictions. In the past Bill Douglas has served on this committee and Brian Dasinger will reach out to him to determine if any suggestions were made to reconcile the Bylaws and the Covenants Conditions and Restrictions. The Board discussed grandfathering in current homeowners if modification were ultimately made to the CCRs.

V. New Business

- Keith Hoffman questioned the proposed dues increase for 2023 and asked about the neighborhood reserves. GiGi Lott explained the reserves were \$12,000 and that a modest dues increase is intended to increase that amount. It was noted that Sandy Ford dues are low in comparison to similar neighborhoods in the area.
- Keith Hoffman asked about the orientation of the garage at the house being built on the corner of Camden Way and Sandy Ford Road. Since it is on a corner lot and the address is Camden Way, the garage does not face the street and is therefore in compliance.
- GiGi Lott will handle replacement of stop sign on the corner of Cuscowilla and Sandy Ford to match the others since it is two feet shorter and not black.
- The POA address, P.O. Box 864 Montrose Alabama 36559, needs to be added to the website.
- Discussion about deeding the common area on Cumberland and Keplar to the homeowner in light of the landscaping issues. This will not occur.

VI. Adjournment

The meeting was adjourned at approximately 7:20 p.m. The next meeting will be announced once scheduled.