

**MINUTES OF THE ANNUAL MEETING OF THE
SANDY FORD PROPERTY OWNERS ASSOCIATION
BOARD MEETING**

November 12, 2023

1. CALL TO ORDER

The meeting was called to order by Inge Johnson, President, at 6:37 p.m. at the Rock Creek Clubhouse.

2. CALLING OF THE ROLL

Four (4) of the current five (5) Board members were present, namely Inge Johnson, GiGi Lott, Matt Chunn, and Karen McDonald. Nancy Hawkins was absent. Residents who were in attendance, and proxy forms were counted: however, a quorum was not achieved.

3. PROOF OF NOTICE OF MEETING

Proof of due notice of meeting was verified as signs with date, time and location were posted at both entrances to Sandy Ford and residents were notified in a timely manner via email and Facebook post. Notice of the Annual Meeting and Election of Board of Directors together with a Board Member Proxy, a 2024-2025 Board Nomination form and the proposed 2025 Operating Budget were mailed to residents in a timely manner.

4. OFFICER REPORTS

President (Inge Johnson) - No report. Inge thanked the Board, and all committee members.

Treasurer (GiGi Lott) - GiGi reports that the Board expected the 2024 income from dues to be 63,000. The POA accounts had also earned \$2,990 in interest through the end of October, and is owed outstanding dues of \$1,641. The largest POA expense continues to be routine landscape maintenance which was a bit over \$23,000 as of the end of October. She reported the POA expects a net increase in the POA checking account to be \$17,000 over last year at the end of 2024.

Member at large (Matt Chunn), reporting for the Social Committee - Several activities were completed under the auspices of the social committee including

- New directories printed and distributed
- The Fall bash with 130 attendees
- Coordinating with the Rock Creek POA on a Christmas party and parade
- Winners of the decoration contest were De and Stephanie Freeman

5. COMMITTEE REPORTS

Landscape Committee - Joey Skaff reported on the maintenance accomplished in the common areas. She reminded residents that yard waste must be placed in paper bags for pickup. This is a city of Fairhope requirement. The front entrance was discussed - both the problem of damage on the West side and the possibility of adding a sidewalk from Cross Creek to Clubhouse Drive. She reminded attendees of the requirement to get committee approval prior to the removal of trees and asked that the committee be given enough notice to allow time for them to respond. Tony Hickman mentioned that the common area at Sandy Ford and Kepler is not being well-maintained.

ARC Committee - Bill Scott reported that there are two new builds on Keplar and the ARC is working with the owners to get their plans approved. He also mentioned that the light at the Clubhouse Drive entrance continues to be prone to failure and required regular repair visits.

Pond Committee - Autrey McMillan reported that the ponds are in good shape, but may need silt removal in the future.

6. ELECTION OF DIRECTORS

With the retirement of Nancy Hawkins a position was available on the Board. Allen Broome was nominated and agreed to serve.

7. UNFINISHED BUSINESS

There was discussion of traffic and speeding issues in the neighborhood. A petition to install speed limiting devices on some of our neighborhood streets failed to gain enough signatures. A suggestion was made to call the police to come watch at certain intersections.

8. NEW BUSINESS

- GiGi remind attendees that any external work to a home requires approval of the ARC even what using the same colors.
- A question was asked regarding the requirement for additional board meetings during the year. There is no requirement for additional board meetings and if no major issues arise no additional meetings are held.
- Someone questioned the grooming of the shrubs in the common areas. Joey answered that it is best to leave the azaleas in their natural shape.
- Jim Love won the drawing for the reduce Dues.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:32 pm.