SANDY FORD POA MEETING

November 11, 2025

MEETING NOTES

I. Call to Order – Karen McDonald

II. Calling of the roll and certifying proxies
Per sign in or by Proxy, we have 52 votes. The neighborhood has 126 lots. Therefore, there is not a quorum.

III. Proof of notice of meeting or waiver of notice

IV. Reading and disposal of any unapproved minutes – Inge Johnson – With regards to the annual meeting of 2024, those minutes have been approved and are being uploaded to the Sandy Ford website now. The December 17, 2024, board meeting notes have been distributed to the board. A motion was made to approve those minutes, that motion was seconded and those meeting notes have been approved.

V. Officer's reports
a) President (Karen McDonald) Karen opened by thanking everyone for their attendance. The board members were recognized by name. The Landscape Committee members of Joey Skaff, Sandy Stepan and Anne Chandler were mentioned and thanked for their service. The Architectural Review Committee consists of Bill Scott and Mary Gammer. Karen elaborated that there are three new

builds (homes) going on within the neighborhood at the current time. The ARC committee is also consulted when a homeowner wishes to make changes to the exterior of the home. The Pond Committee of Autrey, Keith and Jay are mentioned and thanked for their service. With Respect to the Sunshine and Hospitality Committee, there is currently no chairman and the POA is looking for a chairman for this committee. The POA can provide a listing of the duties of this committee and both the Board and the prior committee chair are available to provide support and guidance.

Karen indicates that this is a good time to remind everyone of the requirement to receive approval from the Architectural Review Committee for any changes to the exterior of a home. This includes "Replacing in Kind". There is also a requirement to receive the Landscape Committee approval prior to the removal of trees larger than 6" in diameter.

There is a new fine policy applicable to the removal of trees. This new policy is applicable to the removal of trees with a 6" or greater diameter measured 24" above the ground without Landscape Committee approval. The board made a motion; there was a second to that motion and unanimous approval of the motion to implement this new fine policy. The new fine policy is as follows: each violation is $1,000 per tree removed. In addition to paying any imposed fine, the homeowner will be required to plant a tree with a diameter of at least 5" measured 24" above

the ground in a Landscape Committee approved location for each tree removed. Neither a Courtesy Notice nor a Notice of Violation will be sent. This fine will be imposed immediately.

b) Vice President (Allen Broome) Allen has engaged with Overstreet Electric to review / view the lighting at the North entrance of the neighborhood. A representative of Overstreet Electric is going to personally meet with Allen to view the light and try to determine why the entryway lighting keeps failing. Mary Gammer suggests that solar be considered and Allen indicated that he would bring this up when they meet

c) Secretary (Inge Johnson) No report given.

d) Treasurer (Gigi Lott) Gigi reviews all of the current financial information to include member dues – the neighborhood has one homeowner that will not pay the dues. The current 2025 financial information is discussed to include the following operating expenses: Maintenance, Pond Maintenance, Insurance, Landscape Maintenance, Membership Activities and Website and Miscellaneous. The dues for the neighborhood will remain the same as they were in the previous year. The proposed 2026 Operating Budget has also been distributed

e) Member at large (Matt Chunn) No report given.

VI. Committee reports

-Landscape Committee (Joey Skaff) Discussed the requirements of securing Landscape Committee pre-approval before cutting trees. Let the attendees know that there are three members of the Landscape Committee willing to help, but they have to be contacted in advance to secure the needed approvals and they need some time to be able to receive a request to view a tree / trees and schedule a time to view the requested tree(s) with a homeowner. There was a question from a homeowner about a tree that was cut. It was determined that the trunk of the tree was on the homeowner's property and that tree was growing at an angle over their neighbor's yard. The question was, how could the landscape committee approve this being cut without the homeowners being notified? It was determined that the Landscape Committee did not know about this until after the tree had been cut.

-Pond Committee (Autrey McMillan) Autrey could not be in attendance today and this update was presented by Inge Johnson. The ponds are both in good shape now. The Pond Committee is happy with the maintenance services being provided by Braxton's Landscape & Lawn Care at this present time. Autrey has informed that there is a little erosion occurring on the South pond at the current time. There is a estimation that between $1,500 – $4,500 will be needed within the next 12 – 24 months to address this erosion . This could possibly be handled by having new sod installed or erosion mats.

-Architectural and Review Committee (Bill Scott) Bill discussed the three new homes being built at this present time and under varying stages of construction.

-Sunshine and Social Committee – No report was provided.

VII. Election of Directors – there is no quorum and all of the current board members have agreed to serve in the upcoming year.

VIII. Unfinished Business (Karen McDonald) The City of Fairhope has agreed to fund and install a sidewalk at the north entrance of the neighborhood. This sidewalk will be installed on the East Side of the road. The landscaping changes necessary for this sidewalk installation have already been made. The Board will communicate any traffic impacts via e-mail. At the same time that this sidewalk is being installed the Board will ask the City to look at the damage caused by trucks, trailers and automobiles that "cut the corner" short. There is also consideration of adding sidewalk on the South entrance to neighborhood on South Drive.

IX. New Business – the New Fine Policy was read and there was a motion to approve, a second and this passed unanimously.

X. Raffle ad Adjournment - One attendee will receive ½ off their annual dues and that family is the Donahue family after having been selected in the raffle.