



# Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

## Lundy Annual Neighborhood Meeting

January 24, 2022

**Board Members Present:** Chris Chapman, Justin Elliott, Kathy James, Ries Korstjens and Peggy Vainrib.

**Others Present:** Approximately seven (7) residents attended in person at the Yarborough Tennis Center meeting room.

**Call to Order:** Justin Elliot, President, called the meeting to order at 6:02 p.m. and introduced current board members.

**Neighborhood Updates:** In 2022, the association would like to work on improving the common areas by increasing the maintenance around the lake trail and detention ponds. The Board will purchase new pool furniture for 2022 as well. Residents suggested: lights at the front entrances.

### Committee Reports:

**ARC:** The role of the Architectural Review Committee (ARC) was explained to residents and how the covenants require all exterior improvements, landscaping, and any other improvements made to any lot dwelling, or common area must be approved by the ARC before the project begins. Residents were reminded that all projects need to be approved and submitted on the ARC request form. The ARC form and the approval are a way for resident to document that their projects were done with guidance of the ARC, as prescribed in the neighborhood covenants. Residents were encouraged to ask for the Stone Martin Color palette at the local Sherwin Williams and Lowes when selecting colors to repaint their homes. These color swatches can be attached to the ARC request form.

**Covenants:** The board explained the purpose of the covenants and asked that neighbors follow the rules. Lawns, trash cans in front of homes, parking in the street are some of the most frequent violations. Neighbors were also reminded that there is a form on the website to report violations in the neighborhood.

**Financial Report:** The associations' income and expenses were explained and the 2022 budget was presented to the residents. The Board also explained to residents how the dues collected are used for upkeep and improvement of the amenities of the neighborhood. The importance of having an adequate reserve fund was also discussed. 80% of the 2022 dues have been collected thus far.

**Communication/Publicity:** Most of the correspondence with the Board and the residents is done via email. The Board needs everyone's current email address so residents can stay informed about neighborhood topics.

**Questions and Concerns from residents:** A resident inquired on if there was a resource for approved or recommended contractors for homeowners to choose for home repair/improvements. Board discussed that even though there was an official approved listing of contractors, many residents use the Next Door app to inquire or suggest contractors that have done work in the Auburn area. A resident volunteered to provide mulch for the playground and refer landscaping vendors to the Board that may offer a more competitive price for services. He will be contacting the Board and/or the Association Manager with more information.

**Voting for New Board Members:** Two neighbors volunteered to serve on the Board of Directors. All new members were confirmed by a majority vote of homeowners. The two oncoming members are: Clarissa Thurman and Stephen Sides.

**Adjournment:** 7:10 p.m.