



# Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

## Lundy Annual Neighborhood Meeting

January 22, 2024

**Board Members Present:** Chris Chapman, Justin Elliott, Ries Korstjens, Erin Scott, Stephen Sides, and Clarissa Thurman.

**Others Present:** Approximately nine (9) residents attended in person at the Chamber of Commerce meeting room.

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

**Questions and Concerns from Residents:** Residents were concerned about signage for solicitation and children at play in the neighborhood. Other concerns included parking on the street and overgrowth on the sidewalks, specifically Deer Run.

**Neighborhood Updates:** In 2024, the association will continue to work on improving the common areas. The Board will continue to purchase new pool furniture for 2024 as well. There will be a workday scheduled for the playground maintenance. The pool will have the ladder, lights and fountain repaired before pool opening. The pool gate entry system will also be replaced and a new pool code will be sent out to residents before pool opening. The Board reminded residents to report any street light outages to Alabama power and provide the closest address the light. The Board is evaluating the neighborhood entry signage and the best solution for signage at secondary entrances. The Board is planning a neighborhood social to take place late spring or early summer for 2024. The Board reminded residents that if they see vandalism or other dangerous activities happening in the neighborhood, to call the Auburn Public Safety non-emergency number to report the activity.

### 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.

**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. The Board will be focusing on house painting and home conditions as well as landscaping and yard conditions this year.

**Financial Report:** The associations' income and expenses were explained and the 2024 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. In 2023 the Association expenses exceeded projected income by \$800. This was primarily due to the cost of pool maintenance and repair.

**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.

**Voting for New Board Members:** Three 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: Juston Elliott (3yr) and Michael Stevens (3yr).

**Adjournment:** 6:56 p.m.

## Directors Meeting

There was a brief Directors meeting immediately following the Annual meeting.

The Board elected officers for 2024. The results were as follows: Stephen Sides – President, Juston Elliot – Vice President, and Chris Chapman – Treasurer.

The Board will review the neighborhood by dividing responsibility of six prescribed areas to different Board members. The review will concentrate on home conditions to include paint and landscape, etc.