



Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

Lundy Annual Neighborhood Meeting

January 27, 2025

Board Members Present: Chris Chapman, Juston Elliott, Erin Scott, and Stephen Sides.

Others Present: Approximately six (6) residents were in attendance at the Chamber of Commerce meeting room.

Call to Order: Stephen Sides, called the meeting to order at 6:04 p.m. and introduced current board members.

Old Business: The Board discussed setting a date for the ARC/Covenant Survey. This process will work similar to last year as to the division of streets and notification process. The Board agreed to conduct two surveys this year so that one will coincide with common violations that occur during the warmer months.

Stephen will coordinate the repair of the pool pergola for February or March.

New Business: Estimates will be gathered to repair/replace the fences along Richland Road that are on association property.

Questions and Concerns from Residents: A resident was concerned about not having access to the minutes of the quarterly business meetings. It was explained that the minutes were posted on the website, but only after the Board has approve them. Since the business meetings are quarterly, there may be some time between the meeting date and the date they appear on the website. In the future, the website will have a link to all the neighborhood wide email announcements that are sent.

Neighborhood Updates:

- In 2025, the association will continue to work on maintaining and improving the common areas.
- There will be a workday scheduled for the playground maintenance.
- The Board reminded residents to report any street light outages to Alabama Power and provide the closest address to 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 2025. Suggested activities for the social would include; food truck and possibly a family friendly movie.
- 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.
- There will be a neighborhood wide yard sale set for April 5, 2025, Juston will get signs to promote the event and residents will be asked to share the date on their social media outlets.
- The Board will begin to evaluate the Neighborhood CCR's for need updates and changes. Owners are invited to the February 24th meeting to give their input and suggestions for changes that may be needed.

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 continue 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 2025 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.

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: Steven Sides (3yr) and Clarissa Thurman (3yr).

Adjournment: 7:03 p.m.

Directors Meeting

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

The Board elected officers for 2025. The results were as follows: Stephen Sides – President, Juston Elliot – Vice President, and Chris Chapman – Treasurer.