



Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

Board Meeting-Minutes

April 15, 2024

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

Call to Order: Stephen Sides, called the meeting to order at 6:00 p.m.

Minutes of Previous Meeting: The minutes from the previous meeting were reviewed and approved.

Old Business: The Board will continue their survey of the neighborhood to identify covenant violations. The most common violations identified to date are; trashcans, weeds and unkept lawns, basketball goals, and boats. Stephen asked if the Board members would re-evaluate their list, so letters can be sent to notify residents of violations. The pool pergola needs maintenance and staining. The posts are still in good condition but the top needs to be replaced. Stephen will coordinate the project. A reminder will be sent to resident about yard maintenance.

New Business: The Board will add an additional business meeting to the 2025 calendar. This meeting will be in February. The Board discussed the request to add "No Parking" and "Children at Play" signs in the neighborhood. If the signs are installed by the Association, they would have to be on private property. The city is responsible for installation and location of signs along city roadways. A request was made to remove a juniper shrub at the Lundy Chase entrance. The Board agreed not to remove any additional planting material from that area. Erin will coordinate a neighborhood yard sale. The purposed date is May 4th, Erin will email Barbara the details to send a neighborhood wide announcement.

Financial/Treasurer's Report: There were no issues and the association was on target for the year.

Committee Reports:

ARC: The ARC committee continues to review and process request as they are submitted. The most common request has been house paint and fencing.

Covenants: 2432 Antler Ridge Drive had a large stump (tree trunk) that needed to be removed from the front yard. The resident has been notified and someone from the Board will review the property to ensure that the yard is now in compliance with the covenant.

Lake/Playground: Juston will coordinate a playground cleanup day if needed. Chris and Juston will evaluate the trail and the area around the lake that could possibly be cleared for residents to fish. Once this area is identified the Board agreed to have C&C Land clear the land and AGI to add the routine landscape maintenance. The Board also agreed to have Justin Carlson of C&C Land maintenance the pond drain as needed.

Pool: The pool opened on April 15th. Erin is coordinating a neighborhood social event to be held at the pool. Details will be sent to residents when they become available. Chris will coordinate the installation of motion switches in the pool bathrooms and lock for the storage closet. The toilet in the pool bathroom is loose, Juston will coordinate having it serviced.

Association Manager's Report: Barbara Arington reported that only 76 percent of homeowners have paid 2024 dues. Emails and letters have gone out the owners that have not paid. The Board agreed turn over delinquent homeowners to the association's attorney for collection after May 1, 2024.

Adjournment: The meeting was adjourned at 6:57 p.m. The next meeting will be Monday, August 19th.