



Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

Board Meeting-Minutes

August 19, 2024

Board Members Present: Michael Stevens, Erin Scott, Chris Chapman, Stephen Sides, and Clarissa Thurman.

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 discussed the results from the covenant survey that was made in February. The Board felt that the response was positive overall and that many owners are making the requested corrections to their properties. Another survey will be made at a later date.

New Business: The Board heard concerns from two owners about responsiveness to request or concerns. The owners were unhappy because of not getting a response to concerns about the condition of the pool area and the report of a generator that was causing a disturbance. The owners stated that they are getting some but not all of the emails from the Association Manager. It was explained that every effort is made to keep the owners informed of the activities in the neighborhood. The Board also explained that the covenants do not have a provision for an owner to withhold annual dues based on the condition of an amenity. The Board found that there was no evidence of a lack of response to owners. The Board also agreed to research how to be more aware of the concerns of owners. Part of that would be to post the dates of the quarterly business meetings on the website.

Suggestions from the owners, such as hosting more social events and improving Christmas decorations at the entrances, were also discussed. The Board will consider these ideas within the constraints of the current budget, with a priority on meeting financial obligations without increasing annual dues.

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: Several homes have peeling paint on the trim pieces. The Board will make another review of the neighborhood and have letters sent to owners that have not brought their property into compliance.

Lake/Playground: Accessibility to lake continues to be a concern for residents. Chris 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. Mackenzie Patterson's offered to assist with projects. Her and her husband, who has access to ROTC student, can coordinate volunteers to help with the work.

Pool: The gates are still not working. Barbara will have American Lock and Key correct the issue.

Association Manager's Report: Barbara Arington reported that Homeowner's dues late statements have been mailed and any non-paid residents will be turned over to the association's attorney. 92.3 percent collected thus far. There are 16 owners that have not paid.

Adjournment: The meeting was adjourned at 6:58 p.m. The next meeting will be Monday, October 21st.