



Lundy Homeowners' Association

P.O. Box 3175 • Auburn, AL 36831-3175

Board Meeting-Minutes

October 21, 2024

Board Members Present: Michael Stevens, Justin Elliott, Erin Scott, Chris Chapman, and Stephen Sides.

Others Present: Mary Walker and Wes Stewart.

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 a resident as to the location of property lines on Church Hill. She had received a citation from the city about the land behind her fence. The resident needed confirmation that the property was not common area and that the Board did not send the notice. It was suggested to the resident to check the property survey, that the lot may extend beyond the fence line.

A resident whose property is at the entrance of Lundy West asked the Board who had ownership and maintained responsibility to the crepe myrtle trees along the fence line. The Board explained that the trees were installed as a feature to the entrance during the development of the neighborhood. The Board agreed to have AGI preform a heavy prune to the trees at the entrances. This will be done at a time that will not affect the health of the trees.

Financial/Treasurer's Report: The Board reviewed and approved the Budget for 2025. Dues will remain \$374. The approved budget will be post to the website.

Committee Reports:

ARC: The ARC committee continues to review and process request as they are submitted.

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 pool season ended October 1 and will reopen in April. The necessary repairs have been made to the toilets and light switches in the pool restrooms. The Board will move forward with rebuilding the pergola at the pool as a volunteer project. The quote for materials is \$1,500.

Adjournment: The meeting was adjourned at 7:05 p.m. The next meeting will be The Annual Neighborhood meeting, Monday, January 27th.