

07/19/2017 Preserve Property Owners Association – General Meeting

Note: 66% is required for quorum. 72% representation (attendance + proxies).

Meeting minutes from previous general meeting (May 31, 2016) were accepted and approved as posted on the PPOA website.

Treasurer's Report - Pat Fallico (Treasurer) reported on the current state of the budget. An updated copy of the budget and proposed expenses for the rest of the year has been posted on the PPOA website. The association incurred several highlighted expenses this year including:

- New pump for well (\$2800)
- Legal expenses (lien for non-payment was \$100 and legal advice for language of bylaws and confirmation of title/incorporation status was \$125/hour)
- Lawn services (see below for details regarding discussions around lawn services)
- Property taxes (\$280/year for 10 common areas)
- Insurance (up to \$2 million/incident EO&L insurance – Errors, Omissions & Liability insurance as long as the Articles of Incorporation are adhered to)
- Computer/Website maintenance

Additional discussions regarding lawn services: The association has a yearly contract with the landscaper. On the Lakeside portion of the neighborhood the association pays for the common areas to be cut. The association also pays for the right-of-way to be cut once per month. The landscaper also mows around the ponds. The landscaper mows the common areas every 10 days but the frequency will be dropped to twice per month in the fall and once per month in the winter. Some members felt that the association should not pay for the right-of-way to be cut on the Lakeside portion of the neighborhood as it is the parcel owner's responsibility to have the grass mowed. It was also stated that if the association does not pay for the vacant right-of-ways to be mowed, each parcel will be mowed (or not mowed) at inconsistent times and in an inconsistent manner, thus creating a problem regarding aesthetics. Note: No motions were stated for further action around the subject of mowing right-of-way on vacant properties.

*The Treasurer's Report was accepted and approved.

Bylaws Discussion – The proposed bylaws were discussed and tabled at the last general meeting. Since the last general meeting, the bylaws have been revised in the following manner:

- Article 6 (indemnification Clause) now includes more details
- Percentage required for quorum was changed from 60% to 66%

During this meeting, section 2.3 was questioned because the verbiage reads as if the association's board of directors can change neighborhood association fees without a general vote of association members.

Additionally, section 5.1 was questioned because the verbiage reads as the association's board of directors can elect or appoint the officers of the association.

A motion was proposed to excise Article 6 (Indemnification) from the bylaws. This motion was seconded and approved by quorum vote.

A motion was proposed to revise Section 5.1 to revise the language in that section of the bylaws so that the association membership will elect new officers. This motion was seconded and approved by quorum vote.

A motion was proposed to approve the bylaws when bundled with the revisions (approved through previous motions/vote) to excise Article 6 and revise Section 5.1. This motion was seconded and approved by quorum vote.

Elections – The following PPOA members served as officers for the previous term:

- President – Larry Lemke
- Vice President – seat not filled at this time
- Treasurer – Pat Fallico
- Secretary – Kristal Speller

The following PPOA members were nominated and elected as officers for the upcoming term:

- President – David (Dow) Bark (Former Vice President of engineering firm)
- Vice President – Don Beebe (Attorney)
- Treasurer – Purnima Agrawal (CPA)
- Secretary – Kristal Speller (Certified Project Manager)

New Business

Don Beebe proposed a motion to add to the recorded notes of this meeting a “thank you” to all previous PPOA officers (especially Larry Lemke as President). This motion was seconded and approved.

Transition of documentation and duties will occur from one administration to the newly-elected administration as time permits to insure a proper handover of all documentation and information.

Painting of light posts – Light posts belong to Alabama Power. Robbie will reach out to a fellow resident of the neighborhood who is employed at Alabama Power for clarification.

Garage Sale – The neighborhood garage sale will occur on 10/28. Information will be emailed to Larry Lemke so that it may be added to the PPOA website.

Potential Surveillance – The question was posed regarding whether the neighborhood has ever considered a security camera. Larry Lemke noted that when he reviewed the process earlier with three vendors, the average cost was \$8,000 to \$9,000 for a system that could record car tags that entered or exited the neighborhood. The process of identifying vehicles who should not be in the neighborhood if

there is an incident becomes laborious because there is no way to weed out resident cars when reviewing the camera footage.

A member asked about a fake camera or a sign indicating that the neighborhood has surveillance. It was noted that additional signage at the front of the neighborhood indicating that surveillance cameras are in place would be in violation of the neighborhood covenants.

Additionally, a member noted that the Crestview subdivision had been successful with their surveillance efforts using security cameras. Some neighborhoods have deployed a vehicle sticker system that identifies cars that belong to residents so that vehicles without a sticker and therefore, do not belong to a resident can be easily identified.

Drainage ditch that runs alongside Girby Road – The drainage ditch does not drain properly. Robbie Jackson will call the City of Mobile to see if the drainage ditch can be excavated.

Pet Cleanup – it was noted that residents who do not clean up after their pet's waste is still a problem. This issue has been communicated to residents on the website and on the association's billing statements.

Cement Waste – Some contractors continue to dump concrete waste on vacant lots in the neighborhood. This is an environmental concern as well. Communication with the contractors is essential as it is their responsibility to clean up the cement. The City of Mobile is the enforcing body.

Residential Landscaping – A few homeowners are not maintaining their landscaping (grass and shrubs) appropriately. It was noted that this does not reflect well on the neighborhood and needs to be addressed.

Architectural concerns – All contractors should be communicating with the Architectural Board (Bob Mott is chairman) before construction begins. It was noted that it might be effective for the Architectural board to provide supplemental documentation to contractors at that time reiterating the needs of the association.

At approximately 7:40 pm, the meeting was adjourned.