

CRAFT FARMS

PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 3rd, 2022 ~ 3:00p
Craft Farms Golf Club
3840 Cotton Creek Cir

MINUTES

Be it known that the Board of Directors of the Craft Farms Property Owner's Association met at a meeting duly called and held on Monday, December 6th, 2021 at Craft Farms Golf Club in Gulf Shores. A quorum being present, President John Mitchell called the meeting to order at 3:00p. Other Directors in attendance were Mickey McCaleb, Kim Gordon, Statia Moody, Bill Tunnell, Norm Randolph, Billy Adcock, Cynthia McDermond, and Mike Mitchum. Tom Grabowski, Finance Committee Chairman, Curt Graff, ARMC Chairman, and Angela Mitchell, Association Manager were also in attendance. In addition, two residents from Glen Eagles village attended the meeting.

APPROVAL OF MINUTES

The minutes from the October 16th and December 6th (no meeting in November) Board meeting were reviewed. October 16th minutes needed one revision. Motion to approve minutes with revision made by Norm Randolph and seconded by Bill Tunnell. Motion carried. Motion to approve the December 6th minutes as written was made by Kim Gordon and seconded by Norm Randolph. Motion carried.

UNFINISHED BUSINESS

John Mitchell informed the Board that the City Council was set to approve two contracts at the next council meeting (date unknown at this time). The first will be to inspect the drainage system running into Craft Farms and the second to inspect the creek bed of Cotton Creek to determine if there's a need for restoration. Until these issues are resolved, John suggested taking a proactive approach to minimize the flooding in Craft Farms by turning off the pumps to the ponds when severe storms are imminent.

SUB-DISTRICT DISCUSSIONS

- **Cypress Bend** - John Mitchell - John informed the Board that the election results for Cypress Bend were as follows: Village Representative - John Mitchell; Alternate Representative - Bob McDowell. Two homeowners to begin receiving daily fines once verification of receipt of Certified Letters has been determined.
- **Cypress Gardens** - Mickey McCaleb - Mickey reported the election results for Cypress Gardens were as follows: Village Representative - Mickey McCaleb; Alternate Representative - Greg Crews. Mickey reported a great turn out for the "Christmas In The Circle" party held with Royal Glen and Prestwick. One homeowner needs to be sent a letter regarding submission of a landscape plan to the ARMC.
- **The Estates** - Kim Gordon - Kim informed the Board the materials for the fencing for the front of The Estates is still not in stock. Kim also updated the Board on the current status of the drainage repairs.
- **Glen Eagles** - Statia Moody - Statia inquired about the procedure for cleaning up the entrance to Glen Eagles and possibly having a Sub-District Landscape Committee in Glen Eagles. The board explained the proper steps to take for these two situations and the financial responsibility of the Sub-District.
- **Pinehurst** - Bill Tunnell - Bill reported the Pinehurst election results as follows: Village Representative - Cynthia Tunnell; Alternate Representative - Bill Tunnell. Pinehurst fencing is almost complete at the Pinehurst entrance and has been receiving positive comments on it. He reported that the brick structure that was damaged during hurricane clean-up would be approximately \$2,000 to repair and would completely rebuild the pillar - not just repair the damaged part. Angela will send the name of the contractor who repaired The Estates' brick planter for him to contact for another estimate.

sub-district issues cont...

- **Prestwick** - N/A
- **Royal Glen** - Norm reported that the Royal Glen sign at the entrance has rotted. John Mitchell suggested having Alan look at it first as he was able to repair the sign at the main entrance. Norm asked the Board for confirmation that Village meetings are only required bi-annually in order to elect representatives, but are not required annually. This was confirmed by the Board.
- **St. Andrews** - Billy Adcock - Billy reported the St. Andrews Village election results as follows: Village Representative - Billy Adcock; Alternate Representative - Dane Whittington . Billy asked for approval of the revised St. Andrews Residential and Construction Guidelines that were emailed to the Board on December 7th. Motion to approve revised guidelines was made by John Mitchell and seconded by Bill Tunnell. Motion carried. Billy informed the Board of a change in the way the five vacant lot owners will be billed for the lawn maintenance they receive. It will be incorporated into their dues invoice instead of mailed separately. One homeowner will be sent a letter regarding non-compliance with covenant requiring ARMC approval before making exterior changes to home.
- **St. Andrews East** - Cynthia McDermond - No issues, but inquired about the procedure for enforcing landscape maintenance. Angela will send a letter to the property owners mentioned.
- **Turnberry** - Mike Mitchum - Mike informed the Board that three estimates were obtained to upgrade Turnberry's entrance and selected Blade's to do the work which will begin this Spring. John Mitchell made a motion to approve the contract and was seconded by Micky McCaleb. Motion carried.

COMMITTEE REPORTS

- **Finance Committee** - Tom Grabowski - Final budgets have been received and will be entered in the next couple of weeks. Budgets all reflect increases due to inflation of approximately 6% - mainly in area of landscaping. End of year close has begun and will possibly be ready to report by February's board meeting.
- **ARMC** - Curt Graff - Curt updated the Board on recent approvals by the ARMC. Discussion about installation of flag poles was discussed at length. The result of the discussion was that each request will be handled individually and decided upon by the ARMC.
- **Landscape** - Logan's Landscape has been selected as the new landscape contractor and has been informed verbally. Bill Tunnell and the rest of the Landscape Committee to draw up formal written contract for his signature.

NEW BUSINESS

The Board approved the revised 2022 Board Meeting Schedule. All meetings to be held on the first Monday of every month (subject to change) except in June, July, and September. Motion to approve made by Kim Gordon and seconded by Billy Adcock. Motion carried.

ANNOUNCEMENTS

The next Board meeting will be on February 7th, 2022 at 3:00p at the same location.

ADJOURN

Mickey McCaleb made the motion to adjourn the meeting and the motion was seconded by Statia Moody and the meeting was adjourned.