

CRAFT FARMS

PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 7th, 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, March 7th, 2022 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, Cynthia Tunnell, Patricia Shamburger, Norm Randolph, Billy Adcock, Cynthia McDermond, and Mike Mitchum. Tom Grabowski, Finance Committee Chairman, Bill Tunnell, Landscape/Grounds Committee Representative, Joanne Randolph, Website Administrator, and Angela Mitchell, Association Manager were also in attendance.

APPROVAL OF MINUTES

The minutes from the February 7th, 2022 Board meeting were reviewed. Motion to approve was made by Statia Moody and seconded by Norm Randolph. Motion carried.

UNFINISHED BUSINESS

Mickey McCaleb - Inquired about the status of the landscape issue in Cypress Gardens.
John Mitchell - Has several ideas regarding the entrances to Craft Farms that are consistent with work already done. He is planning on meeting with City of Gulf Shores officials for further discussion.

SUB-DISTRICT DISCUSSIONS

- **Cypress Bend** - John Mitchell - Trash being placed on common areas. Discussed resending reminder letter with 2nd quarter invoices.
- **Cypress Gardens** - Micky McCaleb - No issues.
- **The Estates** - Kim Gordon - Kim updated the Board on the status of the equipment/drain repairs. Front entrance was pressure washed and looks great. Alan will be checking irrigation where clean-up occurred to ensure it's working properly. After inspection, planting will begin. John mentioned a cart path gate that needs repair. Kim will contact Alan about it.
- **Glen Eagles** - Statia Moody - No issues.
- **Pinehurst** - Cynthia Tunnell - Cynthia updated the Board on the complaint issue. Fencing for Cotton Creek Dr and Royal Glen will be finished in the next few days. The issue regarding the vendor payment was discussed and Angela stated the deposits and final invoices have now been paid. No other issues.
- **Prestwick** - Patricia Shamburger - No issues. Patricia inquired about how often shrubs are to be trimmed. She will contact current contractor to take care of the issue.
- **Royal Glen** - Norm Randolph - Has some issues with trees and inquired who to contact on the Landscape Committee. No other issues.

sub-district issues cont...

- **St. Andrews** - Billy Adcock - Will be asking for approval to upgrade landscaping for large common area in St. Andrews in the next couple of weeks. Alan is still working on getting the irrigation systems up to par. Billy asked for the Board's input on the idea of the "full-service" Village Representatives administering their own landscape contracts as opposed to the Landscape/ Grounds Committee administering them. After much discussion, the decision was made that the individual Village Representatives would discuss this issue directly with the Landscape/ Grounds Committee and didn't require a Board action at this time.
- **St. Andrews East** - Cynthia McDermond - Thanked the Board for approving the clean-up in her village. The Landscape Contractor informed Cynthia of the sighting of two large alligators in St. Andrews East. Cynthia contacted the Golf Course and was told they would contact Animal Control. Cynthia mentioned a homeowner who would like to remove a Signature Tree and asked the Board for direction. She was told the tree cannot be removed without City and Board approval as it's not the homeowner's tree.
- **Turnberry** - Mike Mitchum - No issues. Mike asked if damaged landscaping that has not survived from Hurricane Sally needs ARMC approval before being replaced. John Mitchell stated that if they are replacing with the same plants, ARMC approval would not be required.
- **The Grove** - John Mitchell informed the Board that he will be meeting with the owners of the new POA village, "The Grove" in the following weeks. They will be determining dues amounts, what's included in the dues, etc... and feels there will be representation for "The Grove" at the Board meetings in the near future.

COMMITTEE REPORTS

- **Finance Committee** - Tom Grabowski - 2021 Y-E Financials were handed out to the Board. Tom discussed the year in detail and commented on each of the villages profit/loss. Discussed the Hurricane Sally Assessments received to date. Any assessments not received will be added to second quarter dues invoices.
- **ARMC** - Curt Graff - Absent
- **Landscape/Grounds** - John Mitchell has composed a draft that better explains and clarifies the covenant in the "Master Covenants" regarding the Board's authority to have a property maintained at the owner's expense if the property has been neglected by the homeowner. He'd like the rest of the Board to review the change and upon approval, add it to the Master Covenants. Landscape Contractor's contract will be handled by Billy Adcock and should be executed by next meeting.
- **Web Administrator** - Joanne Randolph - Joanne stated the newsletter will be published on the 1st of every month, and asked that any information from the individual Village Representatives that they would like included be sent to her no later than the 20th of the month prior to publication. Joanne also informed the Board that this would be an electronic publication only; therefore, if any of their village residents didn't have computer access, the Village Representative would need to print the newsletter for them. Joanne asked Angela to send her updated contact lists as they become available to ensure everyone receives the newsletter.

NEW BUSINESS

C-Spire will be holding another meeting for homeowners. Angela will send an email to inform the residents of the meeting.

ANNOUNCEMENTS

The next Board meeting will be on April 4th, 2022 at 3:00p at the same location.

AD JOURN

Norm Randolph made the motion to adjourn the meeting and the motion was seconded by Patricia Shamburger and the meeting was adjourned.