

# CRAFT FARMS PROPERTY OWNER ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Monday, August 1, 2022

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, August 1, 2022 at Craft Farms Golf Resort in Gulf Shores. A quorum was present and President John Mitchell called the meeting to order at 3:00pm.

Village Representatives present were: Vice-President Kim Gordon, Secretary Cynthia Tunnell, Mickey McCaleb, Trish Shamburger, Norm Randolph, Billy Adcock, Mike Mitchum, and Statia Moody. Treasurer Terry Moody, and Village Rep Cynthia McDermond were absent.

Committee Chairmen present were: Tom Grabowski, Finance Chair, Curt Graff, ARMC Chair and Joanne Randolph, Newsletter/Website Chair. Marsha Guyer, POA Manager was also present and took the minutes.

### **APPROVAL of MINUTES:**

The Minutes from the July 11, 2022 meeting were approved with motion from Billy Adcock, and seconded by Norm Randolph, all approved.

### **UNFINISHED BUSINESS:**

Norm Randolph reminded the board that we discussed For Sale by Owner signs at the last meeting. Cynthia Tunnell gave a report from our Service Tech Alan Spaulding. Alan can make the signs and we will sell them to the homeowner for \$50. After discussion the board agreed this would work well.

Billy Adcock said Aaron Goy was working on a tree trimming plan but he has stepped down from Grounds Chairman because he still has a full time job. Aaron will help with the replacement of the Signature Trees. Billy said that Jeff Jackson had given a quote to do tree trimming in all of Craft Farms at a minimum of \$2500 per day. Mickey McCaleb mentioned that Alan said he knew someone who could give us a quote. An inventory of the signature trees was done and most work is on the main boulevard. We only need this work done every 3-4 years.

### **SUB-DISTRICT ISSUES:**

**Cypress Bend:** John Mitchell reported that the only issues after replacement of signature trees is Mr. Stafford getting his yard taken care of. He mows his grass but does not take care of the weeds and overgrowth. We will ask Brooks to take care of this.

**Royal Glen:** Norm Randolph reported that they had a lamppost knocked down in the circle by a Lowes Truck. Alan cleaned it up and has taken it away. He is not sure about the replacement as we had trouble finding replacements. Norm suggested that we figure out a schedule to remove some of the lamps and replace them with Baldwin EMC ones and retaining them to do several of the streets. John mentioned that we already have several with EMC as well as deposits for each account. Alan mentioned he does have some parts left over from Sally in the warehouse. Norm asked if we had to have so many lamps to

have insurance in place to cover them. John feels that we now have adequate insurance based on the experience we had from Sally. We are insured at \$175,000 and the cost of all the repair and replacement from Sally was \$31,000. The last time we did it 10 years ago we replaced the ones on the boulevard, for about \$2,000 each. This would also depend on what we could get the city to do to replace the underground wiring. Joanne Randolph asked what the benefit would be and John responded that they will fix or replace them at no cost. Currently the EMC lights are on the boulevard, Estates, Cypress Bend, Prestwick and Cypress Gardens.

**St. Andrews:** Billy Adcock reported that they had a flood problem, in the process of dropping the water level, they discovered that the weir needed to be repaired which will cost \$800 and Alan will handle this repair. Also removed a plastic lid, this should solve the problem. He is also working with the city on keeping the ponds clean.

**Estates:** Kim Gordon ask to have a letter sent to the owners of 609, the Smith's as dog is running loose and also to 631 as they have a trailer parked outside the house for a week and also pulling their trash can back from the road. The Estates purchased an inflatable plug for drainage repair and other Villages are using it. Kim is asking that this be moved to a District expense, all agreed.

Kim also wanted to go on record with the following: "I just want it in the minutes that I know that no decisions have been made yet but I still feel like the house that the plans are under consideration is not consistent with the neighborhood. And so I just said as the rep I want to say that I still feel like it is not consistent."

**Glen Eagles:** Statia Moody is reporting that all is well. There is only one neighbor with logo truck, and his yard needs attention. John mentioned the new house needs attention as well.

**Pinehurst:** Cynthia Tunnell is happy to report that after 30 years of waiting they are finally getting streets paved. They have one signature tree in Tom Bruce's yard that has started turning brown. Billy Adcock said he will take care of this tree.

**Cypress Gardens:** Mickey McCaleb reported that there are several issues that are all architectural related and he will let Curt handle these when he gets back from vacation.

**St. Andrews East:** Joanne Randolph reported in Cynthia's absence that the paving project has started. She also asked if Marsha could send info for new owners of Lot 18.

**Turnberry:** Mike Mitchum reported the first house on the left needed the yard cut down to the lake. Trees on that same lot need trimming.

**Prestwick:** Trish Shamburger said she was able to contact Noel Hand about the waist high grass in the field along the sidewalk behind Target. They did get their yield and circle sign but people don't follow. They are still having trouble with their fountain screen getting clogged. Their committee purchased a blow-up raft so they could paddle out and clear the clog themselves as it is costing \$200 for a service call. She thanked everyone for approving the landscaping at their entrances, Brooks will be doing the work. She spoke to neighbors about pulling weeds and keeping yard up and they have started working on it. Trish also discussed the grass being waist high at the houses behind Target.

**GROVE:** John asked Marsha the status on the 3 houses that were sold and she reported that will still did not have all the information from these sales. The previous developer was paying \$1,800.00 a year for

the undeveloped land. When is the last time paid, Marsha will look up. We can start charging him now so much per lot. There are 13 lots and 7 houses, 3 are occupied. John will go to office and speak with them.

#### **COMMITTEE REPORTS:**

**FINANCE** – Tom Grabowski: reported there is a lot of work going on and a lot that needs to be done. Things are shaping up with the help of Bill and Cynthia, we have a good handle on receipts and checks and money is coming in.

**ARMC** – Curt Graff said that the house at Prestwick Circle they approved roof for now wants to add a pool, there is not much room but he will look at plans. Three houses at Cypress Gardens have work going on, Robinson's pool plan had issues and we had to shut him down but now have the plans so he can start again. He will meet with the new owner of house being built in the Estates tomorrow, house is 1,582 sq ft on a 1.3 acre lot. They will need to go over set backs.

**GROUNDS:** Billy Adcock reported that we need a replacement for Aaron Goy and suggested Bob McDowell. John suggested Jim Foster since he is retired. Kim commented that the weeds at front entrance of the Estates is bad, Billy will relay this to Brooks.

**WEBSITE/NEWSLETTER** – Joanne Randolph thanked John for the new sanction schedule, and updated this on the website. She mentioned an owner in the Estates complaining about golfers coming into his yard. Owner can put "No Golf Cart" signs out, Joanne will mention this in the newsletter. She has begun taking nominations for the good neighbor award and will start a Village Spotlight on the website in September.

**NEW BUSINESS:** John read information from Banc Card of America regarding accepting credit cards from owners for quarterly dues. Cynthia Tunnell made a motion that we begin accepting credit card payments and that we charge the 3.5% transaction fee to the owner. Trish Shamburger seconded the motion and all were in favor.

**NEXT MEETING:** August 1, 2022 at 3:00pm.

**ADJOURN:** A motion to adjourn was made by Billy Adcock, Mike Mitchum seconded, and passed unanimously. The meeting ended at 4:33pm.