

**Idlewild Property Owners Association
ANNUAL GENERAL MEETING
April 21, 2013
FAIRHOPE VOLUNTEER FIRE DEPARTMENT
Thompson Hall Road**

Call to order

Meeting was called to order at 3PM.

Meeting called in accordance with By-Laws

The meeting was confirmed having been called in accordance with the by-laws.

Election of new board members

Election of New Board Members could not be done at the meeting due to lack of quorum.

New Board Members (Diana Will, Chad McEwan, Bud Baker) will have to be appointed by the Board at next regular meeting.

Financial Report

The Treasurer provided a financial report and handout.

The report was discussed and approved.

(Please see separate document for details).

Summary of Business

The President provided an update/report and hand-out of business conducted during the year.

The report was discussed and approved.

(Please see separate document for details).

Scheduled tasks for next period

Scheduled tasks for the next year was presented and discussed. The items included:

1. New subdivision;
2. Pool fence & maintenance
3. Landscaping contract

Open forum

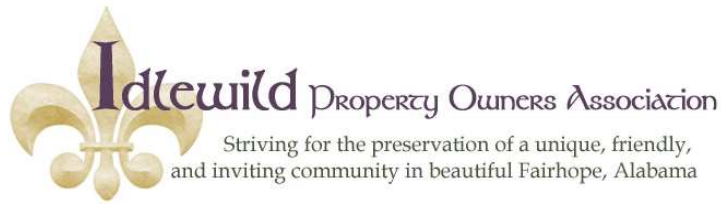
During open forum the following items were discussed and information provided for future consideration by the Board:

- Allowed fence height towards Hwy 181
- Speed bumps
- Family/children events and activities using the open areas
- Entrance lights on entrance at Windmill Road
- Working group with regards to new development

Meeting adjourned

The meeting was adjourned following end of Open Forum discussions.

The ANNUAL GENERAL MEETING was followed by Fire Chief Chris Ellis and his crew demonstrating equipment/firefighting while we all could enjoy the refreshments provided.



ANNUAL REPORT 2012-2013

The Board has consisted of the following persons:

Jonas Lyborg (President); Tommy Coleman (Treasurer); Dianne Casolaro (Secretary);
Chuck Gripp; Iris Dean; Johnny Young;

Board meetings have been held on:

2012: March 7; AGM April 29; September 5; October 2;
2013: February 4;

Newsletters have been sent out:

2012: January 14; March 19; April 25; June 15; October 12; November 28;
2013: February 8; March 12;

Decisions taken:

- Legal actions against various property owners
- Pool Liner and Pump renewal
- Sponsorship of Halloween activities.
- Front Entrance Lights renewal
- Renewal of Pool Fence & Key System (April 2013)

Financials:

The President and Treasurer have continued the work with collecting unpaid Assessments and the work has been successful. Approx. \$22,000.00 has been collected.

Legal actions have unfortunately had to be taken against a few owners and we have now seven properties with Liens and/or Judgment. We will continue the work and make sure that everybody pays the yearly Assessment in time.

Several meetings have been held with our legal representatives and all legal fees are added to each Property Owner.

Foreclosures:

There have been (and still are) a few properties in foreclosure. There are also some properties where the owners have moved out. The Board has, several times, contacted Real Estate agents and requested information. Sometimes we have succeeded.

Unfortunately some unpaid Assessments have not been possible to recover but the Board has, overall, managed to collect Transfer Fees as well as Assessment for part of Foreclosed Periods.

New subdivision

A new subdivision is planned adjacent to our subdivision. The Board has participated in various meeting with the City to underline the importance that our CC&R's are noted and that we will be kept informed as well as be allowed to participate in future meetings regarding the development.

A working group representing IPOA has been established with Mr. Colin Keleher as chair person.

Upcoming changes on the Board:

Three board members have decided to step down.

These are: Iris Dean; Tommy Coleman; Chuck Gripp;

We wish to thank them for a job well done.

New volunteers:

The following persons have agreed to volunteer for the Board:

-Diana Will, 246 Royal Ln

-Chad McEwan, 208 Royal Ln

-Donald "Bud" Baker, 215 Orleans Dr.

Finally the Board wants to emphasize that IDLEWILD PROPERTY OWNERS ASSOCIATION will continue to

**Strive for the preservation of a unique, friendly
and inviting community in beautiful Fairhope, Alabama**

We look forward to receiving your assistance, suggestions and initiatives to achieve these goals.

On behalf of the Board,

A handwritten signature in black ink, appearing to read 'Jonas Lyborg', with a stylized flourish extending to the right.

Jonas Lyborg
President,
Board of Directors



**Idlewild Property Owners Association
Board Meeting February 4, 2013**

Meeting was called to order at 7:00 P.M.

In Attendance:

Jonas Lyborg, President
Tommy Coleman, Treasurer
Johnny Young
Chuck Gripp
Dianne Casolaro, Secretary

Invited:

Colin Keleher, webmaster & ARC

Absent:

Iris Dean
Maggie Jester, Co-Treasurer

MINUTES FROM LAST MEETING

Minutes from Board Meeting October 2, 2012 were perused and discussed.

It was noted that City of Fairhope had cut dead limbs from trees at main entrance and it was decided that the President would send a Thank You note to the City and also ask for clarification regarding future responsibility for the trees.

Work done: It was confirmed that new lights/timer had been installed at the Pool.

The minutes were approved.

FINANCIAL

- Tommy informed the board that the financial situation is approx. \$43,000.00 and that the Assessments for 2013 will be sent out end of February with due date March 31.

Board agreed to pay \$318.00 for assistance with preparing and mailing out the Assessments.

- Date for filing of Tax Exempt to IRS is approaching and choice of CPA was discussed.

- 6 properties have now been taken to court (2 more are pending) for unpaid Assessments. It was agreed to list these properties and number of years unpaid in next Newsletter.

NEWSLETTER

Next Newsletter will be prepared by Jonas following the meeting.

- A list with Lot No/Address/Years of unpaid to be included.

NEW BUSINESS

1. The board voted to add 12 new lights to the front entrance. A bid of \$1,786 was accepted from Coastal Exposures. The board also agreed to convert the non-working gas lamps at the entrance to electricity -if the cost is less than \$500 per fixture. In relation to these lamps, president will ask the city if it will remove the gas meter no longer in service.
2. Professional estimates will be gathered for replacing the fence and key system at the pool. The fence is deteriorating and the key system is unsecure. Quotes will be received on all wood fence, all metal fence, and a combination of both. Board members expressed a desire to make the pool less accessible to trespassers. Board members also discussed developing the pool area in various ways in the future to better serve the community.
3. Discussed improvements to the Windmill entrance, including making the area safer for young children. The area will continue to be monitored as the next phases of development (sidewalks etc.) take place in this area.
4. A working group was appointed to serve as liaison between the developer of Idlewild Phases 9 & 10 and the POA. This group will serve as a voice for the current POA. Preliminary members of the working group—all of whom volunteered for the position and all have properties adjacent to the new development. They are: Collin Keleher (coordinator), David Andrews and Rusty Godard.
5. Date and location for the Annual General Meeting was discussed and will be set for April.
Recruitment is needed and underway for board members who might have younger children/teen-agers which could provide new ideas for the subdivision.
6. A request was made for more police patrols in the community with reference to a number of speeding vehicles and stop sign violations.

The Meeting was adjourned at 9:00 P.M.



**Idlewild Property Owners Association
Board Meeting March 25, 2013**

Meeting was called to order at 7:00 P.M.

In Attendance:

Jonas Lyborg, President
Tommy Coleman, Treasurer
Johnny Young
Iris Dean
Dianne Casolaro, Secretary

Absent:

Chuck Gripp
Maggie Jester, Co-Treasurer

MINUTES FROM LAST MEETING

Minutes from Board Meeting February 4, 2013 were perused and discussed.

- Entrance Lights: Many residents have expressed pleasure with the new lights.
- Letter to City of Fairhope for tree maintenance at entrance still not done.

The minutes were approved.

FINANCIAL

Information about the financial situation was provided by the Treasurer and the following was discussed:

- All Yearly Assessment for 2013 are due March 31, 2013
- Late fee will be added and notified by April 20.
- Liens to be placed on properties if Assessments are not paid.
- A few property owners have been taken to courts and proceedings are ongoing.
- The financial situation is improving thanks to the work to collect unpaid Assessments.
- It was agreed to look for a new CPA this year

NEW/PLANNED SUBDIVISION

The new/planned subdivision south of the existing Idlewild Subdivision was discussed and

the following noted:

- The name "Idlewild" has been removed from the new plat. This after protests based on the fact that we would not be able to have any or limited influence on the planned development.
- The working group under Colin Keleher will continue to monitor the situation

DEVELOPMENT TOWARDS 181

The new development/changes towards Hwy 181 were discussed and the following noted:

- The development is zoned "commercial".
- The extension of St. Charles was, in earlier meetings with the City, changed from drive- thru-street to walkway.
- The Board will keep a close eye on the development

NEW BUSINESS

Pool area:

- The board agreed to accept a bid from Baldwin County Fence for renewal of complete fence around the pool area.
- The fence will be raised to 6 feet all around to minimize the possibility to climb over the fence.
- New key-system will be added (card reader key) making the gate access safer and creating a possibility to cancel keys if yearly Assessments are not paid.
- Each property owners will get one key card free of charge.
- The Board agreed that the new system will make it possible to leave restrooms unlocked.

AGM:

Annual General Meeting will be held April 21, 2013 at Fairhope Fire Station on Thompson Hall Road. Family activities, food and drinks will be served and the fire chief will arrange demonstration of firefighting and equipment. The Board decided to make a donation to the fire station for assistance provided at the meeting as well as to show the appreciation for prompt reaction at time of grass fires close to our subdivision.

New Board Members

The Board agreed that it would be good if new board members elected would represent younger families with children. The following new members-to-be are: Diana Will, Chad McEwan and Bud Baker. They will be elected at the AGM (subject the number of proxies received) or appointed to the Board.

The Meeting was adjourned at 9:00 P.M.



**Idlewild Property Owners Association
Board Meeting May 15, 2013**

Meeting was called to order at 7:30 P.M.

In Attendance:

Jonas Lyborg, President
Bud Baker, Treasurer
Dianne Casolaro, Secretary
Diana Will
Chad McEwan
Johnny Young

Invited:

Colin Keleher

MINUTES & DISCUSSIONS REGARDING AGM

The 2013 Annual General Meeting was held at Thompson Hall Road Fire Station.

The following comments were made regarding the AGM:

- Due to lack of Proxies new Board members had to be appointed by the existing Board. This had been done via email and direct contacts and confirmed.
The new Board members were welcomed and introduced themselves.

The new Board thereafter noted that discussions had at AGM been raised regarding:

- Fence height requirements/possibilities to the East towards Hwy 181
- Possibility of speed bumps to reduce traffic speed through the Subdivision
- Events or constructions for children using green areas
- Possibility for lights at the Windmill Road entrance
- Importance of monitoring the planned development South of existing Subdivision

General comments regarding location for the AGM was also made and it was mentioned that the location was nice and suitable for the purpose.

Special thanks to the Fire Department for their assistance and demonstration of fire-fighting equipment.

MINUTES FROM LAST MEETING

Minutes from Board Meeting March 25, 2013 were perused and discussed.

- Letter to City of Fairhope for tree maintenance at entrance still not done.

The minutes were thereafter approved.

FINANCIAL

Information about the financial situation was provided by the new Treasurer and the President and following was discussed:

- All Yearly Assessment for 2013 were due March 31, 2013
- IPOA Financial situation is improving.
- Liens have been recorded on a few properties due to lack of payment.
- The Property Owner with most unpaid yearly Assessments has now, via his lawyer, agreed to settle his debt. It was noted that same Property Owner had also had to pay additionally more than \$1,000.00 for IPOA legal fees.
- It was confirmed that Hartman, Blackman & Kilgore will now be used as CPA for Idlewild.

NEW BUSINESS

Pool area:

- The Board agreed start looking for new maintenance person/company for the pool since the person now assigned for the job has moved from the Subdivision.
Diana Will follow up and ask for cost estimates.
- The Board discussed the possibility to renew pool furniture, signs and lights. It was agreed to renew furniture if and when needed and to look for new signs to replace the existing once inside the pool area.

Lawn care contract:

The Board discussed and agreed that a new specification should be prepared for lawn care contract after which various companies should be invited to bid for the job.

It was noted that no complaints were raised regarding the present company but that it would be prudent to ask for new bids after a period of time.

Email "Constant Contact" info

Email information to Property Owners was discussed and "Constant Contact" was highlighted as one option for fast information. The Board will continue discussions on improving and speeding up information by using email and encourage residents to provide their email addresses.

The Meeting was adjourned at 9:00 P.M.



**Idlewild Property Owners Association
Board Meeting October 3, 2013**

Meeting was called to order at 7:00 P.M.

In Attendance:

Jonas Lyborg, President

Bud Baker, Treasurer

Chad McEwan

Johnny Young

Absent:

Dianne Casolaro

Diana Will

Colin Keleher (webmaster)

MINUTES FROM LAST MEETING

Minutes from Board Meeting May 15, 2013 were perused and discussed.

The following items are pending:

-Quotations for pool maintenance company/person still pending.

-Letter to City of Fairhope for tree maintenance at entrance still pending.

The minutes were thereafter approved.

BOARD MEMBER INFO SENT OUT

Board Member Info sent out prior the meeting was discussed and appreciated.

FINANCIAL

Information about the financial situation was provided by the Treasurer and President followed by a general discussion.

- IPOA Financial situation is still improving.
- Liens have been recorded on a few properties due to lack of payment.
- All properties sold have paid required Transfer Fee thanks to correspondence with real estate agents involved.
- It is noted that several properties have sold after a relative short period on the market. However, there are still a few properties abandoned/for sale.

NEW BUSINESS

Pool:

Replacing sand filter and improving the light is on the agenda for the future.

Lawn care contract:

The Board has agreed to go ahead and ask for future lawn care bids end of this year. Jonas and Chad will follow up.

Retention Pond/Drainage Systems:

City of Fairhope has, a few times in writing, indicated possible drainage problem in Idlewild Subdivision. However, the City has not provided any details despite repeated requests. The Board will continue to monitor the situation and ask for more information.

Speed Bumps:

The need for speed bumps was discussed and it was agreed to approach the City/Police to collect information on how to proceed. Jonas to follow up.

Snake issues:

A few residents have reported snakes in or around their properties and it was agreed to approach Wildlife Solutions, the same company used a few years ago, for assistance.

Halloween Party:

The yearly Halloween Party was discussed. It was agreed that similar support as last year should be provided.

The Board also discussed general guidelines for the future and agreed to support a limited number of activities per year.

The Meeting was adjourned at 9:00 P.M.