

Idlewild Property Owners Association Board Meeting
July 12, 2011

Meeting was called to order at 6:37 P.M.

In Attendance: Jonas Lyborg, President
Chuck Gripp, Secretary
Johnny Young
Cappi Sully

Invited: Colin Keheler
Ingrid Lyborg

Absent: Holly Johnson
Keith Jacobson, Treasurer

Financial Report:

Past dues and current dues will be discussed later when the treasurer is available.

Authorization on PO Box:

The PO box was initially set up by Colin. Currently Cappi has the only key and volunteered to pick up mail. A second key will need to be obtained for alternate access.

Authorization on Bank Accounts:

A letter needs to be taken to the bank showing who was elected to office (president and treasurer) for access to the accounts.

Email:

A discussion was held about who has, or should have, access. It was agreed that a password change be made and the following people be given access: President, treasurer, Colin, and Cappi.

Mail Boxes:

A few mail boxes have been damaged. Brief investigation indicates that most have been caused by accidents. Persons involved have accepted responsibility.

At least one mailbox destruction has been reported to Fairhope Police. Bricklayers for these small jobs have been difficult to locate.

It was agreed that Jonas should contact Earnie Case to try to get recommendations for bricklayer assistance.

Construction vehicle through traffic:

Drive through traffic done by Construction vehicles for the new D.R Horton development was discussed.

It was agreed that Jonas should contact D.R. Horton and suggest that construction traffic should enter via Windmill Road.

Pool Doors:

It was agreed that we should get estimates for both fiberglass and steel doors. Johnny will follow up.

Pool Gate:

It was mentioned that the pool gate may need adjusting. Johnny will follow up.

Pool Up-date:

A suggestion was made that Earnie Case should be invited to the next board meeting to give a pool up-date.

Pool Camera:

A suggestion was made to investigate installing surveillance cameras accompanied by a sign that announces electronic surveillance of the pool area.

Pool Keys:

Cappi has extra pool keys. There was discussion about some possible methods for dispensing and accounting for the pool keys.

Pool Reservations:

It was agreed that Chuck will handle pool calendar and reservations. Colin will set up webpage with calendar.

POA Information Letter:

Cappi volunteered to do a newsletter together with Jonas. New board member information and mailbox problem updates will be included.

Lawyers:

Ron Stankowski and Jim Smith are presently used as IPOA contacts on "as needed" basis.

Architect Review Committee:

Colin expressed interest and volunteered to serve with assistance by Johnny. Jonas was asked to follow up with Jerry Dees about continued involvement.

Colin was given D.R. Horton plans for review and will make contact with other possible volunteers.

Houses for Sale / Dues:

The Fairhope Single Tax Corporation will be contacted about the possibility of notifying prospective buyers of dues requirements. Keith will follow up.

There was also discussion about asking realty and title companies to notify prospective buyers of dues requirements and amounts. Jonas will follow up on this.

Meeting was adjourned at 8:21 P.M.

Idlewild Property Owners Association Board Meeting
August 19, 2011

Meeting was called to order at 4:06 P.M.

In Attendance: Jonas Lyborg, President
 Keith Jacobson, Treasurer
 Chuck Gripp, Secretary
 Cappi Sully and Holly Johnson, Board Members
 Colin Kelleher, Architectural Review Committee

Reading of Minutes from July 12, 2011 - Items Still Pending:

- A) Concerning dues notification to new owners
 - 1. Contacting Single Tax Corporation
 - 2. Contacting realtors and title companies
- B) Pool door replacement
 - 1. May be resolved - awaiting information

Financials:

A preliminary report was provided by Keith J.

The report included information about the financial situation but it was underlined that there are still a number of issues to clarify before an accurate report can be provided.

It was also noted that several home owners have not paid their dues.

I/ It was decided that:

a/ Step 1: The Treasurer will soonest go out with a "nice" letter, as a reminder, to all households (as well as DR Horton/Vision Bank) that have unpaid dues

b/ Step 2 will be a letter signed by the Treasurer as well as the President and delivered by certified mail.

c/ Step 3 will be discussed but might include legal actions.

II/ It was also decided that a newsletter will be prepared and delivered to all IPOA Members listing all households/addresses with paid and unpaid dues.

III/ It was decided that next newsletter should provide information about monthly accounts payable for IPOA.

There was also a short discussion about monthly payments and/or auto pay. That discussion was tabled for the time being.

New Business:

A. D.R. Horton Meeting:

Jonas reported on a meeting with D.R. Horton concerning problems with Architectural Review committee approvals and set back and drainage requirements with one of the new houses under construction. The meeting went well with the D.R. Horton Construction Supervisor and all concerns were addressed. D.R. Horton will forward an updated plot plan with set back and drainage requirements to Jonas.

It was decided that future decisions made by the Architectural Review Committee should be discussed and confirmed at IPOA board meetings.

B. Holding Pond: St. Charles Place - Snakes

A concern has been raised about the holding pond and the number of snakes around.

An estimation from Wildlife Solutions, Inc for snake removal has been provided. The estimation includes pumping down the pond and remove snakes. The estimate is \$1200.

The Board agreed that this is only a temporary solution and will not permanently eradicate the problem.

It was decided to accept the estimation. Holly J to contact the company.

C. Sidewalk on Common Areas:

A discussion was initiated about finishing sidewalks at common areas and it was unclear whether the association or the city would be responsible for those areas.

It was decided that Chuck G. will investigate and report back on findings.

D. Trash Dumping at Royal Lane and Margret Street:

The situation with yard trash dumped in the common area at Royal Lane and Margret Street was discussed.

It was decided that a Notice, signed by the Board, should be posted at the site notifying IPOA members that yard trash / clippings must be placed in front of own property and not in common areas.
Chuck G. will post the notice at the site.

Meeting adjourned at 5:45 P.M.

**Idlewild Property Owners Association Board Meeting
November 5, 2011**

Meeting was called to order at 3:10 P.M.

In Attendance: Jonas Lyborg, President
Keith Jacobson, Treasurer
Holly Johnson, Board Member
Johnny Young, Board Member
Vicki Gripp, substitute secretary

Absent: Chuck Gripp (Secretary); Cappy Sulli, Board Member

Invited: Colin Keleher, ARC

Reading of Minutes from Meeting August 19, 2011:

I) Pool doors:

New pool doors have been installed - minor adjustments are needed

II) The pond at St Charles Place:

Pond was emptied and several snakes caught. The Board is still waiting for invoice and report.

III) Sidewalks on common areas:

Fairhope Public works will supply labor for sidewalks on common areas if IPOA supplies the materials. Keith will follow up on estimated cost.

THIS MEETING

Financials:

Keith provided an overview of the financial situation.

It was confirmed that the operating costs are approximate \$2000 per month and it was decided that information about this will be included in next Newsletter.

The Board is **very concerned** about the number of unpaid dues.

1. The board discussed further steps to address dues unpaid, **including possible legal actions.**

It was decided that the President of The Board should start investigations and request legal assistance.

2. It was decided that an additional certified letter, with return receipt, should be sent to all members who have unpaid dues.
3. It was also decided that realtors and title companies should, in writing, be contacted and reminded about IPOA rules.

Pool issues:

The pool condition is deteriorating and actions are necessary.

1. It was decided that Holly and Earnie Case should start asking for quotations for pool repairs.
2. It was decided to explore alternatives to renewing the liner, including the possibility of changing to a salt water pool.

Lawn Care:

The Lawn care contract expires May 2012 and it was decided to start looking for quotes for the next period. Assistance for this task will be provided by a volunteer IPOA member.

Halloween Party:

It was reported that the party was well-attended and successful. Residents expressed appreciation for the support of IPOA for refreshments.

Safety issues were discussed including the possibility of having a "walking only" neighborhood during trick-or-treat time next year.

Christmas Decorations:

The Board decided to provide support for decorations and a community event.

- 1) Two large wreaths will be purchased for the Fairhope Avenue entrance.
- 2) A chili party arranged by the residents of St. Charles Court will be supported by the IPOA. Christmas caroling throughout the neighborhood will follow the party.

Neighborhood Watch:

The Board agreed to seek more information about this issue.

Architectural Review Committee:

Approval procedures were discussed.

It was decided that "normal" requests may be approved by ARC only but that more unusual or complicated requests should come before the IPOA board for approval.

Vacant Homes:

General upkeep of yards was discussed.

It was decided that a letter will be sent to realtors about the importance and necessity of upkeep of yards at vacant homes.

Newsletter:

Next Newsletter will be sent out end of November.

IPOA Website:

The Board expressed an appreciation to Colin Keleher for maintaining the website.

The Meeting was adjourned at 4:40 P.M.