

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Regular board meeting January 17, 2008

The Board met in executive session at 205 Conti Court. Meeting began at 7.08 pm.

Present: George Hommes, Colin Keleher, John Stewart, Johnny Young

- Minutes of last meeting were approved as written.

- **REPORTS**

- Management update

Tony Evans painted replacement bathroom door at no charge.

POA has new email address (idlewildpoa@gmail.com) with account in POA name.

Invoices for 2008 Annual assessments were mailed out.

Explained to member that drainage ditch at rear of lots on east side of Royal Lane is not maintained by POA because it is on Klumpp property and is not part of Idlewild subdivision.

Cameron has been asked to prepare 2007 tax return.

Received letters from Alabama Dept. of Revenue stating we owed \$75 late penalty for non-filing 2004 & 5 returns. Joe Cameron wrote to AIDoR explaining as 501c we are exempt; no response to date.

ARC reviewed & approved Madonia addition & Lores gazebo

Reserved Thomas Hospital meeting room for AGM

- **OLD BUSINESS**

- Colin telephoned & wrote Riviera about median street light without success. Steve has spoken to Riviera who claim Fairhope has to fix wiring. Steve will contact Aaron Norris.
- No further action taken on obtaining First Gulf credit card. Will now wait till after next Board election.
- Winter frost has temporarily taken care of detention pond vegetation growth. Johnny's company has new sprayer capable of spraying entire pond service and Johnnie was authorized to start spraying as soon as new growth appears in spring, with supplication applications as needed.
- Reviewed Jim Smith's letter and discussed next steps to take to resolve CC&R violations at 214 Royal. All agreed would set bad precedent if we continued to ignore. Will ask Smith to write to owners reiterating our intent to file suit for remedy. If no response forthcoming within 30 days, we will authorize suit to proceed.
- Agreed to leave dead maple trees until new spring growth makes clear which ones are dead.

- **NEW BUSINESS**

- Complaints

Advised 2 street lights were out on south Royal. Asked Steve if he could resolve.

Continue to receive verbal complaints about speeding, parking on common areas, and excessive on-street parking. It is difficult for Board to take corrective action unless offenders can be identified. Police have been very responsive when individual members report problems.

- Proposed 2008 budget

Reviewed draft budget developed from last years expenses, tweaked to reflect known increases but not including any new expenses.

Discussed potential expenses we should plan on incurring this year:

- Repair/replace floods at front entrance; Lens broken, support stems broken, adjustment corroded, and replacement lamps expensive
- Replace and/or regular maintenance of shrubbery; Entrance is looking neglected
- Tree trimming &/or removal in median; One struck by lightning, another looks sickly, low-hanging branches need to be removed.
- Outside management company for POA day to day activities.

Board agreed to add regular shrubbery maintenance to landscape contract. Colin & Johnny will develop a bid package, and Johnny will get quotes from 3 or 4 reputable companies (including Coastal Exposures). Colin recommended including Greenscape, since their recent performance has been quite satisfactory. Decision on contracting for outside management will be discussed at AGM, as assessment increase will almost certainly be required, and left to incoming Board. Colin will investigate candidates and costs.

Since our lowest balance to date was about \$5,000 more than earlier cash flow projections, question was asked if this could be spent to improve St. Charles detention pond. Despite our apparent current healthy balance, we are still dependent on 2008 assessments being paid promptly and could well end this year in the red if we incur all anticipated new expenses. Until we are confident we have an uncommitted reserve of \$10,000 we should hold off on desirable but elective expenditures.

A final budget, excluding outside management, will be published when we get landscape bids.

- Considered possible candidates for 2008/9 directors. Steve, John and Johnny are willing to run again. George has become a snow-bird, and would be unable to several meetings. Colin does not want to be on the Board again but will be available to facilitate transfer of records and procedures. A few other possible candidates were named, and Colin will contact to test willingness.
- The City is hosting a Meet the City meeting 6.00 pm to 7.30 pm, February 19, at the Nix Center. Idea is to provide an opportunity to meet and interact with department managers whose responsibilities affect POA's. All Board members were encouraged to attend.
- Colin received a call from Francis Sherman of Quail Creek. He has convened a meeting of representatives from all POA's east of Greeno (Rock Creek, Woodlands, etc.) at 9.30 am on January 22 at Quail Creek club house; I plan to attend.

Goal is to present City with unified front to counter perceived excessive influence of 'old Fairhope' residents on issues affecting us (e.g. Morphy extension) and to encourage our members to vote for candidates (but not specifically recommend individuals) who will be sympathetic to our interests in November Council elections

- NEXT MEETING

Special meeting on Thursday, March 20, 7.00 pm at 105 Orleans to plan for AGM.

Special Board meetings are typically called to discuss administrative issues and, unless the agenda includes items submitted by members in accordance with Article 3.03 of the Association By-laws, are not open to all Association members. As always, minutes of the meeting will be posted on our website & on the bulletin board by the pool.

IDLEWILD PROPERTY OWNERS ASSOCIATION

MEETING MINUTES

Special board meeting March 20, 2008

The Board met in executive session at 201 Royal Lane. Meeting began at 7.05 pm.

Present: Steve Irvin, George Hommes, Colin Keleher, Johnny Young

- Minutes of last meeting were approved as written.
- REPORTS
 - Management update

Colin attended meeting of 'East of Greeno' POA's, called by Quail Creek Friends of Fairhope, on February 12. Representatives from Quail Creek, Idlewild (Keleher, Jester, D.Baker), River Mill, & Jackson Place (Keith Miller) as well as Dean Mosher (FSTC) & Ed Lawrence (Citizens for Responsible Government) were present. Main focus of meeting was to encourage support for candidates in this year's City Council elections who will provide stronger representation of our interests than the 'Fruit & Nuts' establishment has done in the past.

Two Gooden homes have been sold since November, 2007. Gooden had to be reminded to inform POA of one sale but Title Company contacted POA prior to closing the other.

The Architectural Review Committee approved applications for fence construction at 220 Orleans, 256 Royal & 304 St. Charles. A request to install a canvas awning at 214 Orleans was denied.

2007 tax return has been filed.
 - Finances

2008 Assessments are being paid later than last year. We have received only 78% of the amount received by this time last year despite the 9% increase. Cash flow is still positive and we have been able to take advantage of prompt payment discounts on rent & insurance. Projected year end surplus of approximately \$6,000 will allow new Board to hire outside management company if they so decide.
- OLD BUSINESS
 - The new street light on Idlewild is finally working (thanks to Tom Coleman's call to the City). Also, the two street failed lights powered by Baldwin EMC are working again.
 - Landscape contract was awarded to Coastal Exposures Landscape. Their bid was 4% higher than Greenscape's, but the Board felt they would better meet our expectations. Improvements are already noticeable.
 - Jim Smith has sent letter indicating POA's intent to take legal action regarding CC&R violations at 214 Royal. If no response forthcoming within 30 days, we will authorize suit to proceed.
 - Board reviewed and approved final budget (posted on web site). Most amounts are predicated on last year's costs. Rent, Insurance, and pool maintenance are less because of one time credits, discounts, or non-recurring costs.
- NEW BUSINESS
 - Complaints

Received complaint of loose dog creating a nuisance. At POA suggestion, member contacted Fairhope Animal Control who impounded the offending dog.
 - AGM

Discussed logistics of AGM check-in, discussion, and voting. Board is concerned quorum will not be achieved, based on paid up assessments & proxies received to date. There are 122 members, requiring 61 members eligible to vote to be present in person or by proxy. Reminder postcards will be mailed April 11.
- NEXT MEETING

Johnny Young agreed to set time and place for next meeting with new Board after AGM.

Idlewild POA Board Meeting Minutes
May 1, 2008

ACTION ITEMS

Kathy Sternenberg will be contacting Bill Vickers to make sure he's still interested in serving on the Board

Officer Positions were appointed as follows. President – Johnny Young; Treasurer – Steve Irvin; Secretary – Kathy Sternenberg

Steve Irvin and Johnny Young will be changing the signatures on the bank account to reflect the new officers

Steve Irvin will be changing the account profile with AT&T

Kathy Sternenberg will be changing the fax number on all correspondence from Colin's number to Kathy's number

Members of the ARC were appointed and they are Jerry Dees, Randy Sternenberg, and Dave Jester

Discussed fixing floodlight problem at pool

Discussed JB for new street light

Discussed several CC&R violations and decided how to handle them

Discussed several ARC issues and decided how to handle them

Discussed several delinquent accounts and decided how to handle them

Set next meeting date for June 5th at 7pm

Idlewild POA Board Meeting Minutes
July 22, 2008

Members Present: Johnny Young, Steve Irvin, Kathy Sternenberg and John Stewart

ACTION ITEMS

We discussed the many problems associated with the pool and decided that we would all think about it and discuss it again at the beginning of the year and come up with a plan before Spring '09.

We will start allowing residents to reserve the pool for 2 hours with a \$50 deposit. Kathy will be responsible for collecting the deposit and informing residents of the rental policies.

John Stewart will have a sign made that says, "Pool reserved for private party" to put out during the party.

We discussed purchasing new pool furniture prior to Spring '09 and asked Ernie to look out for new metal furniture.

Steve Irvin went over bills that had been paid.

Kathy Sternenberg will contact Riviera again regarding replacing the bulbs on the street lights on Royal.

John Stewart will contact the city about whether or not it is their responsibility to trim the trees in the front entrance.

Kathy Sternenberg will contact Gooden about mowing the lots on Royal.

Steve Irvin will supply a list of residents who have not paid dues and Bill Vickers will handle getting a letter out to them demanding payment.

John Stewart is getting a price for digging out around the edges of the pond between Conti and St. Charles and Johnny Young is checking into the environmental aspects of the project.