



BUSINESS YEAR 2013

The Board has consisted of the following persons:

Up to AGM 2013:

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

After AGM 2013:

Jonas Lyborg (President); Bud Baker (Treasurer); Dianne Casolaro (Secretary);
Diana Will; Chad McEwan; Johnny Young;

Board meetings have been held on:

February 4; March 25; April 21; May 15; October 3; AGM was held April 21

Newsletters have been sent out:

February; March; May; October;

Activities:

- Installation of new light at the Fairhope Avenue entrance
- Legal actions against various property owners
- Pool Fence and Key System renewal
- Family/movie night
- Halloween

Properties sold/Foreclosures:

A number of properties have been sold and new Owners moved in.

Real estate agents have been contacted prior closing and Transfer Fees as well as Assessments have been possible to collect.

There have been (and still are) a few properties in foreclosure. Also in these cases communication with real estate agents/title companies have continued and proven to be successful.

Nature's Trail (the new subdivision)

The new subdivision is slowly being developed.

The working/contact group under Mr. Colin Keleher is still monitoring the development.

IPOA

Jonas Lyborg for the Board

Post Office Box 181 Fairhope Alabama 36533

www.idlewildpoa.com

idlewildpoa@gmail.com



**Idlewild Property Owners Association
Board Meeting February 6, 2014**

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

In Attendance:

Jonas Lyborg, President
Bud Baker, Treasurer
Chad McEwan
Johnny Young
Dianne Casolaro
Colin Keleher (webmaster)

Absent:

Diana Will

MINUTES FROM LAST MEETING

Minutes from Board Meeting October 3, 2013 were perused and discussed.

The following items are pending:

- Quotations for pool maintenance company/person still pending (see below).
- Wildlife Solutions will, in May, alleviate possible snake problem at the retention pond.

The minutes were thereafter approved.

FINANCIAL

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

- The POA is in good standing, with most past delinquent accounts now up to date or in financial agreement
- The major expense 2013 was to bring the pool fence and key system up to date.
- Yearly Assessments 2014
Yearly Assessment of \$300.00 per property is due March 31 and considered late on April 15 and merit a \$30.00 late fee.

- Accounts not paid by April 15 will be referred directly to POA attorney for collection.
- Based on past satisfactory performance and comparative pricing, it was agreed that Postmark Inc. will be used for preparing and mailing this year's notices.
- AGM proxies will also be included in the mailing to avoid duplication of services and processes.

NEW BUSINESS

Pool

- Board member Diana Will made initial contact with pool services companies about submitting estimates for pool care. Only one estimate was received. It was agreed to make one more request for estimates.
- Currently POA pays \$325 a month for service.

Replacing sand filter has been done. Underwater light fixture remains.

New system for Pool Reservations

A new system for pool reservations was discussed and the Board agreed change the existing system because of the large number of adults and children who use the pool during the summer.

The following was agreed for future pool reservations:

1. Pool **may not** be reserved after noon time.
2. **Two-hour time limit** for any reservations.
3. **Non-refundable fee of \$25** will be charged for all pool reservations.
4. See the website at idlewildpoa.com for further information on pool reservations.
 - It was also noted that some 50 property owners still have not picked up their pool keys. Contact POA President Jonas Lyborg at idlewildpoa@gmail.com or call 251-990-4448 to schedule a pick up.
 - At next board meeting (prior to pool opening), board will consider further needs of pool maintenance including light repairs, painting, and cleaning.

Lawn care contract:

- Bid specs have been prepared and will be distributed to those companies who have expressed interest plus others as appropriate.
- New contract will be from April 1, 2014-April 1, 2015
- Awarding of contract will be contingent on providing appropriate insurance, bonding and licensing.

Jonas and Chad will follow up.

Architectural Review Committee

- New members are needed on this committee as one person has resigned. Duties including insuring any new construction/renovations (including fencing) meet the requirements of the POA regulations. Anyone interested should email the Board at idlewildpoa@gmail.com

Drainage problem/"Sink hole"

The Board discussed an existing drainage problem on a property in the subdivision. It was agreed to follow development of the situation.

Dog Problems

- Several POA members and outside community members have expressed concerns about dogs roaming throughout the neighborhood at various times during the day.
- There have been reports of at least one person being attacked at Orleans Drive
- The Board remind all residents and dog owners that dogs are to be kept on individual property and under the owner's control at all times.
- Owners are also reminded about the responsibility to clean up excrement.
- Letters will be sent to those homeowners about whom complaints have been received.
- City of Fairhope will be notified if the offenses continue.
- Fairhope Police will be informed if there are any more attacks.

Oak trees in median

- City of Fairhope has donated three oak trees to be planted in the median of Idlewild Blvd at main entrance. The City will proceed as appropriate and board will monitor.

New Subdivision

- The new subdivision being developed is called "Nature's Trail"
- The Board agreed to contact relevant person at the city and/or the developer to request construction trucks use their own entrances directly from Thompson Hall Road and not use the neighborhood's streets. This in order to protect children and pavers/streets of neighborhood.

Annual General Meeting

- Tentatively scheduled for Sunday, April 6, at 2 p.m. at Fairhope Volunteer Fire Department training room on Thompson Hall Road.
- Sandwiches/snacks will be provided.

- Suggested speakers include Chief of Police or representative of Single Tax Corporation.
- Board members present expressed willingness to serve again but were also open to new members. Anyone interested in serving should indicate such on proxy form coming in annual fee statements.
- AGM proxies will be included in mailing of Yearly Assessment for 2014 to avoid duplication of services and processes.

The Meeting was adjourned at 9:30 P.M.



**Idlewild Property Owners Association
Board Meeting April 29, 2014**

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

In Attendance:

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

Absent:

Diana Will
Colin Keleher (webmaster)

MINUTES FROM LAST MEETING

Minutes from Board Meeting January 30, 2014 were perused, discussed and approved.

COMMENTS FROM AGM

Annual General Meeting was held on April 6, 2014.

- Limited number of property Owners were in attendance
- Quorum was not reached due to limited number of Proxis returned and the Board will have to take relevant decisions if and when needed
- Financial Report was provided, discussed and approved
- President's Report was provided, discussed and approved.

Questions were raised about the following:

- No signs posted prior AGM, would have been helpful to get more attendees

COMMENT: The Board has agreed to post signs next year.

- Landscaping issues were raised.

COMMENT: The Board has agreed to accept that a "Landscaping Advisory Committee" is started on request from a number of persons.

-Speed bump issues were raised

COMMENT: The Board will keep this item open

- Questions were raised about trees in the median

COMMENT: The Board has agreed to discuss this with the City

The meeting was thereafter adjourned and guest speaker, Chief Petties, Fairhope Police, gave a presentation He also promised to provide crime stats for Fairhope.
(The crime stat for 2013 is included at the end of the minutes).

FINANCIAL

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

- IPOA is in good standing, with most past delinquent accounts now up to date.
- 3 Properties have been handed over for Legal Actions
- 2 Properties are in Fore Closure

NEW BUSINESS

Pool

- Board member Diana Will made contacts with several companies providing pool services. Only one company provided an estimate.
The Board agreed to keep current service provider based on estimate received.
- The Board has decided to have a "**pool key pick-up event**" one more time to allow residents to collect their keys (still almost 40-50 pool keys not picked up).
May 17, 2014 between 10:00AM - - 12:00 at the pool
- The Board decided that replacement pool keys will cost \$25.00.
Lost or stolen pool key will, prior receipt of new key, be deleted from the automatic access system

City of Fairhope

- Street potholes have been discussed with the City and repairs promised
- Trees in the median (close to lamp post) have been discussed with the City and will be moved

- Tree stumps will be grinded and removed by IPOA after discussions with the City

Lawn care contract:

- Six companies provided bids for IPOA landscaping and the Board decided to remain with Coastal Exposures based on bids received.

Architectural Review Committee

- New members have now been found for the committee.
Stephen Mixon and Frank Halm has volunteered to assist in the committee.

Street lights

The Board discussed problems with streetlights not working.
Relevant utility company has been contacted and promised actions.

Construction trucks impact on the streets

The Board discussed problems with the new subdivision and the impact construction trucks have on our streets and sidewalks. It was agreed that the President would take photos of existing street conditions in case of future damages.

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

2013 Fairhope Crime Stats provided by email.

Suspicious	6
Juvenile	2
Property Damage	1
Animal Issue	2
Welfare Concern	1
Trespassing	1
Traffic Stop	4
Family Matter	1
Alarm	7
Disorderly	1
Noise Complaint	2
Theft	1
Criminal Mischief	1
Residential Burglary	1

Burglary was unlocked car; Property damage was intoxicated driver hit mailbox.



**Idlewild Property Owners Association
Board Meeting August 26, 2014**

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

In Attendance:

Jonas Lyborg, President
Bud Baker, Treasurer
Chad McEwan
Greg McWhorter
Marilyn Owens, Secretary

Absent:

Dianne Casolaro

CHANGES IN BOARD MEMBERSHIP

Johnny Young requested that he be replaced as a board member. He is still available to assist the board as needed.

Diana Will has moved out of town.

Dianne Casolaro remains on the board, but requested to be relieved of the duties of secretary.

With board approval:

Greg McWhorter and Marilyn Owens agreed to serve on the board until the next annual meeting.

Marilyn will assume the duties of secretary.

MINUTES FROM LAST MEETING

Minutes from Board Meeting April 29, 2014 were perused, discussed and approved.

FINANCIAL

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

- IPOA is in good standing. Only two properties are delinquent in paying the yearly property assessment. This is a tremendous improvement over our situation a few years ago.
- Real Estate Agents have been very helpful in explaining POA assessments to new residents and handling transfer fees at closings on properties.

NEW BUSINESS

City of Fairhope

- On June 5, 2014, a meeting was held with Mayor Kant and Jenifer Fiddler to discuss the sidewalk construction on Fairhope Avenue and the destroyed fences/trees for Idlewild Residents.
The Mayor agreed to replace vegetation and fence that had been damaged during construction.
The meeting was held in a very pleasant and friendly atmosphere.
IPOA was represented by: Kathy Sternenberg, Bud Baker, Jonas Lyborg
- Meeting was held on July 2, 2014 with Preble-Rish to discuss the flooding resulting from construction in Nature's Trail. Hopefully this problem will be considered in the continued development of the new subdivision.
IPOA was represented by: Bud Baker, Jonas Lyborg
- A resident reported that there was a long-standing problem with a bump in the sidewalk on Orleans. The bump has been in existence since new building many years ago. However, Bud Baker will follow-up with the city and see what can be done.

Recent Property Thefts

- Five break-ins/thefts were reported recently and all on the same night. Break-ins were related to unlocked cars on drive ways. The thefts involved personal belongings and equipment. All residents are encouraged to keep cars and homes locked.

Idlewild Family Activities

- The board discussed financial support of a Fall Festival if residents wished to organize such event. The Board agreed to continue as per earlier year.

Communication Among Residents

- Board members expressed the need to have a better method of communicating needed information with residents and having a means of residents knowing how to get in touch with each other. Posting names, addresses, phone numbers, etc., on the web site was not the most desirable method of sharing information, as the information could be accessed by the public.
Further consideration of this matter will be taken up at the next board meeting.

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