

Meeting Agenda

Attendees: HOA Board – Ron Walker, Rachel Walker, Toni Miller, Bart Pitchford, TJ Evans. – absent, Ashley Griffin.

Meeting called to order by Ron Walker, seconded by Bart Pitchford.

Discussion – Old Business:

1. Ron Walker will be getting mail through the end of June, 2026. Bart Pitchford will take over the Third Quarter 2026. TJ Evans will take the Fourth Quarter 2026. This will be once a week.
2. Next Meetings – via Messenger, Monday, May 18th at 5:30 PM and June 1st at 5:30 PM. Both meetings will be via Messenger.
3. Bart and Ron will be going to the bank to get the banking account switched from Josh to Bart on Monday, May 11th, 2026.
4. Ron has email access now. That has been completed.
5. IRS – Toni and Rachel are still working with accounting on filing taxes. Toni and Rachel have been discussing Accounting with Angela. She is going to continue getting the books current through 2025. **QuickBooks is time consuming.** We will continue training for 2026. We discussed the issues of reconciling 2025, due to 25 houses paying McKay directly and them taking the dues. In addition, each year, all 149 houses have to be an invoice created, and then reconciliation. Violations also have to be invoiced and placed in QuickBooks as well.
6. Lawn Contest – we discussed lack of participation in the neighborhood. We will give people until May 18th to sign up. We need lawns in order to participate.
7. Enforcement – we discussed breaking up the neighborhood in sections for enforcement and how best to do this, as the Board's members work, have families with other obligations. Bart will research mail merge on Google, as they do not have a natural mail merge. We also discussed creating a form for the violations that would be able to be just filled out right then and emailed/turned in weekly. We want to do the easiest and most time efficient manner possible. Bart will provide an update at the next meeting. Bart and TJ will take the other streets.
8. Community Event – we discussed a Back-to-School Bash w/water slide, ice cream truck, etc. We would like to also buy a bunch of school supplies and pass out to the kids in our

neighborhood. The stipulation is kids must be present. Budget for this would be between \$1,000 - \$1,500. The date would be the August 1, 2026. Toni will call about the water slide. We will have hotdogs, water, chips, and ice cream truck.

9. Volunteers – we need volunteers to help the Board. Colby has been interested, as well as Kathy.
10. Waterford – Terrell, president of Waterford, would like to plan an event to bring all the communities in Calera together. TJ will be checking with him to see if there's anything he's planning or if he'd like assistance.
11. Bylaws & Covenants – Ron has been working on Bylaws & Covenants and updating them, as they are in need of this. They have not been updated since the neighborhood was completed. The Bylaws were written by the Developer, and language needs to be changed and clarified.
12. Driveway enlargement – TJ is handling a project in conjunction with another construction company. He will reach out tomorrow and keep us updated. We would like to present an option for the homeowners that is cost-effective.
13. McKay balance – Call to attorney regarding this. We also discussed watching out how much we are using this.
14. Bankruptcy – 161 has filed bankruptcy. We have an attorney. We will be discussing avenues to closure on this, as the HOA has two liens against this property.
15. Neighborhood Lights – Bart has been working on this. The City of Calera has made a mistake, and we have the minutes from the City Council meeting showing they were to be paying this bill. Bart has left a message with Roger.
16. Daycare – we discussed someone in the neighborhood requesting to purchase a home. She's working on discussing with city of Calera and zoning, liability, etc. We continue internal discussions.
17. Power Washing – discuss contacting several companies to see if someone would give the neighborhood a deal for houses. We will reach out and post poll on FB.

Motion to Adjourn – TJ made the motion to adjourn. Bart Pitchford seconded. Motion carried.

