

**CRAFT FARMS PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING MINUTES**

Monday December 2, 2024

The Board of Directors of the Craft Farms Property Owners Association held its regular monthly meeting on Monday, December 2, 2024 at The Craft Farms Clubhouse in Gulf Shores. A quorum was established and President John Mitchell called the meeting to order at 3:01 pm.

Village Representatives present were Kim Gordon, Michael Roberts, Mike Mitchum, Steve Makarsky, Norm Randolph, Patricia Shamburger and Mickey McCaleb. Alternate Representatives present were Jim Foster. Absent were Statia Moody and Cynthia McDermond.

Committee Chairmen present were: Joanne Randolph, Newsletter Chair. Marsha Guyer, POA Manager was present and recorded minutes. Absent were Curt Graph ARMC Chair and Billy Adcock Landscape Chair.

APPROVAL OF MINUTES: The Minutes from November 11, 2024 meeting were presented for approval. Kim Gordon made a motion to accept the minutes as presented and Mike Mitchum seconded the motion, the motion passed.

UNFINISHED BUSINESS:

Marsha reminded the board regarding the Corporate Transparency Act to create their online FINCEN number before December 31st.

SUB-DISTRICT ISSUES:

Cypress Bend: John reported streets are paved and are smooth. John asks to have landscape contractor to start blowing the streets again.

Cypress Gardens: Mickey reported they will have their circle Christmas party on Sunday December 8th from 2pm to 4pm and he had Marsha send out a notice to all owners.

Estates: Kim reported she still has not heard from the city regarding repaving their road, they do have one pot hole that needs to be fixed so she is going to call RNS to see if they will give a price to fix it. Their village will have their biennial election meeting on December 12th. The board at their gate is still having issues with duplicates, we are working on cleaning this up.

Glen Eagles: Jim Foster reported their village had a great Thanksgiving and all Christmas decorations are up. The village had their biennial election on November 21st and Jim was elected Village Representative. Jim also introduced Valerie Nehring as she was elected Alternate Rep. During the meeting several owners thanked Statia Moody for all of her years of service to their village. The new house in their village is coming along great and they have seen a red fox in the neighborhood.

Pinehurst: Michael reported that one of their neighbors will be having a renovation starting and they have asked permission to have a dumpster in their driveway for a short time. They do have a permit from the city and he will keep an eye on this project. He hopes to schedule a Christmas party for their village soon.

Prestwick: Patricia reported they have one more house that just went on the market in the circle. Long time resident Elaine Dusenberry is going to be moving to be closer to family and we hate to see her go.

Royal Glen: Norm reported they have decorated the tree in the circle with lights but have not added the Christmas balls as of yet. Their biennial election is this Wednesday, December 4th.

St. Andrews: Steve reported there are three houses currently for sale and all of their Christmas

decorations are up. A long-time resident Anne McCormick will be moving very soon to be closer to family.

St. Andrews East: Cynthia reported they had their biennial election on Monday November 18th and she wanted to personally thank Marsha for all of her help as she was very instrumental. They have their Christmas decorations up and the Allen's are hosting their social on the 14th of this month.

Turnberry: Mike reported their biennial elections are coming up on Sunday December 8th. They have a new Christmas layout at their entrance, everyone agreed it is very nice. They will also have a Christmas party.

The Grove: Lee Ackins reported in Blaine's absence that they recently learned more about drainage issues and wanted to know if Blaine should have reported this to their village. John said that the issue is between the city and the developer. John spoke with Andy Bauer at the city a couple of weeks ago and Andy let me know that the new city engineer needed to take a look at it. Lee asks when they could expect to hear more. Several people suggested they call the city. Billy Adcock previously recommended they use the correct drainage and not plastic but the developer just came in put in a bigger drain and that it not be plastic. Lee also brought up the issue of parking in their village. Some owners are upset that they were not notified of new no parking signs that were put up recently. Marsha let them know that Blaine approved the signs and their village paid for them as people were parking on the grass across from their homes. John reminded them that parking in the grass or on the street is prohibited per our covenants. Lee is concerned that the signs are too close to the road and could get hit. Some owners present spoke to the board regarding overflow parking and how this could be resolved. They all agreed that the city made a mistake and there should have been more room for parking. One owner in the past requested to add a concrete pad to the side of their home for parking and the city approved it, John suggested they check into this. Kim also reminded the owners to also to make sure to submit an ARMC form for any changes to the exterior of their homes. Kim mentioned that C-Spire will be reaching out to their village regarding putting in fiber. Another owner asks if there was any way to take over common ground for parking. John and Kim let them know this would have to be approved by the city. The owner asks if all expenses are voted on by the village, Kim explained that your elected village rep can approve spending up to \$1,000.00 and that anything over this amount has to be approved by the board as a whole. Lee mentioned they had a vehicle parked across from their house and they did not know who's it belonged to, but they were fined for this. Marsha let him know that no one contacted her to report this. Kim let them know they should have had the vehicle towed. The common area and road are currently owned by Harris Doyles parent company out of North Carolina. The POA will send them a reminder letter regarding turning these areas over to the POA once the city is satisfied, they have completed all development and the letter of credit is released. John mentioned that there is supposed be a Capital Reserve set up by Harris Doyle three years ago when the first dues structure was set up. Mike and Marsha mentioned that this has not been accomplished but can be handled. At that time the only expenses they had were street lights and community irrigation system. John suggested again calling the city engineer for all drainage issues.

COMMITTEE REPORTS:

ARMC – Curt absent, no report.

GOUNDS/LANDSCAPING –Billy absent, no report.

FINANCE: Mike handed out financial reports through the end of November. Several representatives did not understand the layout of the reports and a discussion ensued. Due to the misunderstanding, the reports were not approved.

WEBSITE/NEWSLETTER – Joanne reported the December newsletter was just published. She would like to post all election results in the January newsletter and Marsha let her know she would get the information to her. Joanne would also like to add a summary for The Grove regarding their parking. She asks the board if she could add anything in the next newsletter for them and the board commended her on the great job she has been doing.

NEW BUSINESS:

Marsha handed out the 2025 Budget to each village representative for approval. John asks for a motion for approval for all budgets except The Estates which will need to be updated. Kim made a motion to approve all accepted village budgets, Mike seconded the motion and all were in favor.

John reported on the District Dues Increase. He stated that at this time we know we need to increase the dues. We are not sure how much of an increase that will be and how much we can increase it based on our master covenants which state we can raise it 12% year over year. We can also exclude some things and add some things. We have not had a dues increase in seven years. John will report back to the board as soon as possible for board approval.

A discussion ensued regarding financials and capital reserve reports and several village reps have asked for updated reports. Mike said he would work on this for them.

John reported that the bank balances as of today \$449,925.60.

NEXT MEETING: The next POA Board Meeting will be Monday – January 6, 2025 @ 3:00 pm.

ADJOURN: Patricia made a motion to adjourn and Kim seconded and all were in favor. The meeting ended at 3:59 pm.

Approval of minutes _____ **Date** _____

