

# Almadale Farms Annual Meeting

## February 16, 2017

### General Discussion

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It was determined at 7:00 p.m. that a quorum was not present. Sign-in indicated 31 Homeowners were in attendance and four by proxy. A quorum would require 51% or 141 Homeowners. Manager Daphne Winton and board members Renee Samuels (President) and MJ Doran (secretary) were present. Drew Johnston and Matt Kinnear were absent. A general discussion of what the board accomplished in 2016 and plans for 2017 followed.

### President's Report

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Matt Kinnear has volunteered to take Tom Powell's place as Treasure. The following list highlights 2016's undertakings.

#### Lighting

- All bulbs in the common area lampposts, as well as homeowner lampposts on both sides of AF Parkway have been changed to LED. As other bulbs go out in the neighborhood, they are replaced with LEDs. (Eight bulbs for less than \$20 at Home Depot.)
- Lamppost glass panels are being replaced with one new style to have continuity throughout the neighborhood.
- Several fixture heads had to be replaced.
- Ongoing repairs and bulb replacements.
- Homeowners are responsible for the working order of their own lampposts. HOA is only replacing bulbs and glass.

#### Social Activities

- Four social activities this year. All were very well attended. Two new activities: Ice Cream Social & October Fest. Thanks to Susie Wentz & Amy Wilhelm. Annual Easter Egg Hunt & Visit from Santa. Thanks to Allison Recor .

#### Pools

- After the chlorine issue at pools in July, all 3 salt cells and both vacuum release systems were upgraded and rest of the season went without issue.
- Wrought Iron fence and gates were repaired.
- Outdoor lighting fixtures were added to side porch and operated off of a sensor.

#### Irrigation Repairs

- Quite a bit of repairs needed for our aging system pipes and equipment (\$7000).

#### Landscape

- Several dead or dying trees were removed at front lake and re-sodded to prevent erosion.
- Dead or dying trees at edge of back lake were trimmed back or cut to ground level. Roots could not be removed due to erosion risk
- Almadale Farms Parkway: Trees replaced, medians re-crowned & re-sodded, repairs made to irrigation & light wiring.
- North side of Houston Levee was entrance re-sodded.

### Projected Projects for 2017

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- Pool chairs: 18 new Chaise Lounges have been ordered from Costco.
- Replace mailboxes and repaint mailbox post & lampposts in last Phase.
- Resurface or replace decking around pools.
- Re-work landscape on a few more islands.
- Up-lighting on street trees along Houston Levee and/or at the Wolf River entrance.
- Consider possibility of removing hedgerows on Almadale Farms Parkway only.
- Neighborhood Business Expo at the Clubhouse: Please contact Daphne if you'd like to help out.
- Neighborhood Wide Spring Garage Sale is April 28<sup>th</sup> and 29<sup>th</sup>. Fall garage sale is in October.

## Homeowners Forum

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- Q. Do you recommend a particular electrician for lamppost/sensor work?  
A. The HOA uses Trace Electric. (901) 335-5237
- Lampposts sensors are usually located on the side of your house.
  - If you are missing glass panes in your lamp, contact Daphne.
- Q. Who do I contact if there is a dead tree on the common area or the Wetlands?  
A. Contact Daphne if the tree is on our neighborhood common area.
- The Wetlands belong to the Town of Collierville. Suggest going to the C'ville website and clicking on the Mayors Action Center at the bottom of the page. Fill out a request and they will get back with you usually on the same day.
  - <https://clients.comcate.com/newrequest.php?id=125>
- Q. Is it possible to work with the Town to obtain city streetlights in our neighborhood?  
A. The developer requested private lighting as an upgrade to our neighborhood. Each builder was required to install lamps on their lots and the developer installed them on the common area. Money was not put forth with the town for city lighting. The HOA would have to pay for installation and maintenance for city lighting from MLGW.
- The new bulbs in our lampposts are brighter and the new glass panes are more reflective.
  - It was suggested that an extra lamppost should be installed on Liles Lane at Napier where the developer went from one phase to the next.
- Q. Are we going to have financials tonight?  
A. The budget will be in the March newsletter. The newsletter will be mailed quarterly.
- Q. How about removing all the Hedgerows on Almadale Farms Parkway AND Liles Lane?  
A. We will look into it.
- Q. How often do we bid out contracts for landscaping?  
A. Every year.
- Q. Is it possible to put a sign on the pool gates showing the times the pools open and close?  
A. Yes.
- Q. Who is responsible for broken sidewalks?  
A. The Homeowner is responsible for repairing sidewalks on their property. If you want to report a broken sidewalk, you can notify TOC with the address and they will send a letter to the homeowner alerting them to have the sidewalk repaired.
- BCS Concrete (901) 833-3443 has done sidewalk and driveway replacement/repair in our neighborhood before. <http://bcs-concrete.com>
- Q. Are we having a new pool vender this year because of being closed down last year so that our pools are safe?  
A. Unfortunate as that was, Memphis Pool came through with quick repairs that solved the problems by upgrading our system and also helped in having the Health Dept return the next day to get us back up and running. We are going to stay with them at this point.
- Q. Can we have our pool gates keypad or key locked accessed to keep out trespassers?  
A. We don't seem to be having much problem with that these days. However two homeowners volunteered to research the issue of installing coded access.
- Signs are posted that pools are for Almadale Residents only.
- Q. When do the pools open and close for the season?  
A. Usually they open before Mother's Day and close after Labor Day.
- Q. Can you put a sign up with a number to call if there is a problem with the pools?  
A. After much discussion, it was decided that for efficiency and to avoid needless service charges, there should be a one-point contact for trouble with the pools. Email [daphneinoffice@almadalefarms.org](mailto:daphneinoffice@almadalefarms.org) for issues concerning the pools. We will post a sign with her email address.
- Q. Can either of our lakes be fished.  
A. No. There is no fishing in the lakes.
- Q. Can you communicate in the newsletter the reasons why we can't fish, why we replaced the trees and information like this? I have been here 6 months or so and have not seen good communication from the board.  
A. We have put info as such in the newsletters and will continue to do so. But we cannot force homeowners to read it. We have a website with board information. The web address is listed on every newsletter. Newsletters have always been mailed. On the website are detailed minutes of the

special meeting concerning the trees. We have email alerts for neighborhood watch, for lost pets, garage sales, TOC news and general news concerning Almadale Farms. We hold this meeting for homeowners once every year with very minimal attendance. We are not required to have a general discussion without a quorum at these meetings, but we always have done so in order to communicate.

- The Almadale Farms Face Book page is not administered by the board but by a neighbor (thank you Amy Chambers) whose focus was totally friendly, a getting to meet your neighbors place.
- If you have questions for the board members, please contact them personally for the facts and/or rules. The website has our contact info. The directory has our phone numbers.

Q. Can you post the BOD minutes on the Face Book page?

A. We will post them on the AF website. When there is an update to the website, we will post that on the AF Face Book page.

Q. When will the missing street sign on McCool and Napier be replaced?

A. Daphne has ordered several street signs and will check on this one.

Q. How do I get a Neighborhood Directory?

A. New Directories will be distributed to everyone this summer.

Q. Do we have a Neighborhood Watch?

A. About 10 years ago we divided the neighborhood into 32 “blocks” and asked for a volunteer from each block to be its Captain. When something needed to be distributed, MJ would alert the Captains who in turn would alert their blocks. It was very hard to maintain 32 Captains and to be sure they were able to inform their people. It fell out of favor when we developed the mass email list, which is the quickest way to get the word out.

- If anyone is interested in helping host a Police Breakfast at the Clubhouse, contact Don Samuels. This would be for only the police officers on shift that morning from sometime between 6:00 -10:00 am. It’s a great way for the community and the officers to get to know each other.
- There is a CPD interactive Crime Map at <http://colliervillepolice.org/services/crimemap>

Q. Do you know when AT&T will be finished in our neighborhood?

A. We do not know that answer. They are basically all over Collierville and Germantown right now.

**With no other questions the discussing ended at 8:00.**