



HOA Annual Meeting Minutes

January 27th, 2022

Location: Shearer Presbyterian Church

BOD Attendance: Chris Zangara, Dan Aron, Tim Veasman

Management Attendance: Kris Milstead of Cedar Management

Additional Homeowner Attendance Count: 10

Website: www.annistondavidson.com

Contact: annistonhoaboard@gmail.com

6:50 PM: Meeting called to order by Chris Zangara

-Board and homeowner attendee introductions

-Quorum was established

- 19 homes needed for a quorum
- 10 homes in attendance, the remainder established via proxy

- **Board of Directors covered the following topics**
 - Welcome & Introduction
 - 2021 Accomplishments/Community updates
 - 2022 Goals & Priorities
 - Board nominations and election (one board position open)
 - Question & Answer Period

2021 Accomplishments/ Community Updates

- Common area landscape enhancements
 - Decorative Boulders added to each side of entrance monuments
 - Removed/replaced dead plants
- Drastic improvement in entrance annual flowers
 - Worked with landscaper to plant larger more established annuals for each season
- Replaced sprinkler heads in island landscape and repaired leaky sprinkler heads
- Addition of fence along walking trail for safety purposes
- Added fencing along Walking Horse Trail along with the addition of landscaping to add color
- Entrance lighting system enhancements
 - Rewired the carriage lights on entrance monuments and outfitted with LED bulbs
- Replaced rotting and damaged bridges along walking trail
- Cleaned up and mulched area around large boulders on Broad Birch
- Removed and cleaned out fallen trees along Anniston Way

2022 Priorities

- Continued focus on common area enhancements
- Expansion of the irrigation system at the entrance

Board Seat Election

- Chris Zangara's seat on the board was up for re-election
- Kayla Rose was a nomination prior to meeting
- No additional nominations from the floor
- Both Kayla and Chris introduced themselves
- Kayla won the election 20-17
 - Kayla replaces Chris Zangara on the BOD

Open Discussion

- Questions around how the decision were made on which plants were placed at the entrance as well
 - Decision based on which plants could best withstand the environments they are in.
 - For plants at entrance, placed plants that produce color and withstand heat since they receive water.
 - Plants at the fence on Walking Horse Trail were decided on by assuming lack of maintenance and the presence of water
- Discussion around tree management along the walking trail.
 - Is the neighborhood being proactive in removing trees or waiting until they needing to be removed?
 - At this point we have been removing as needed
 - BOD to reach out to resident to obtain their arborist name and do an assessment.
- General discussion occurred around septic inspections.
 - Several residents stated issues around Rollins responsiveness
 - BOD acknowledge the statements

Meeting adjourned at 8:30