

STERLING GATE ANNUAL MEETING MINUTES

Date | time 5/19/2022 6:30 PM | Location Clubhouse

I. CALL TO ORDER 6:40 P.M.

- a) Howard Jones, Steve Lund, Sally Hart, Joshua Browning, and Scott Machovec
- b) Selective Management—Casie Jarman [CJ@Selectivemgmt.com | 205-624-3586 | 205-419-0047 call/text]

II. FINANCIALS / CCR

- a) Steven Lund reviewed the Financials for the year: YTD as of 5/19/2022: SG Operating: \$55,138.17 SG Reserves: \$5,016.19 SGSTC Operating: \$10,150.00

- i) Total Assets: \$70,304.36

b) Delinquencies

- i) Steven Lund reviewed the delinquencies: \$29,167.18 due to HOA as of May 18, 2022 (Collected \$6,696.80 since Mgmt. Transition). This represents 39 homes. 6% Delinquencies. (National Average is between 10-12%)
 - (1) SA: \$920.00
 - (2) S & T Prior Years: \$25.00
 - (3) HOA Prior Years: \$24,582.50
 - (4) Legal / Compliance: \$3639.68

- ii) 2022/2023 Budget Review

c) CCR

- i) Casie Jarman reviewed the compliance inspection process and the enforcement policy. Compliance inspections began in March of 2022. In April- 56 Violations: Storage, Disabled vehicles, Weeds, Mowing, Landscape Beds, Window Frames Rotting.

III. HOA BUSINESS

- a) 2021/2022 Accomplishments
 - i) Management company change
 - ii) Landscaper change
 - iii) New pool pump system & pool resurfacing
 - iv) Drainage repairs on the Cedar Grove side
 - v) New cleaning company
 - vi) Changed the rental hours to allow longer rentals and less chance of double booking
 - vii) Updated CCRs
 - viii) Updated HOA signage
 - ix) New HOA website (www.SterlingGateAlabaster.com)
- b) HOA Projects / Maintenance Items-
- c) Swim and Tennis Club Information—Club applications can be found on the HOA website.

Quotes (in progress)

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| i) Street Sign refurbishing / replacement | vi) Pressure wash – Playground, sidewalk, & pool deck | ix) Resurface tennis courts (1/2 tennis, bball, shuffle board, etc. ?) (Fall 2022) |
| ii) Cameras / Access | vii) Re-landscape CG LS Bed, Ent. lighting, add crepe myrtles (LS Quoting—Fall 2022) | x) Routine Maintenance – HVAC |
| iii) Fridge (waiting for MD deals) | viii) HG up lighting (TS quote Summer 2022) | xi) Replaced fans. |
| iv) Gravel HG Walking Trail (LS quoting Fall 2022) | | xii) HLL- Christmas lights |
| v) Benches / Gazebo- Repair? Re-stain? (Quote Fall 2022) | | xiii) Table / Chair racks |

- d) **Resident Q & A** (See Page 2)
- e) **Social Updates**
 - i) Halloween Party Oct. 9, 2022 4-6 *Tentatively
 - ii) Christmas Party Dec. 13, 2022 6:30-8:30 *Tentatively

IV. ADJOURN

With no further questions or concerns, meeting adjourned at 8:30 P.M.

RESIDENT Q & A

How many homes are in arrears with their dues and what is being done about it? There are 29 delinquent accounts. Liens have been filed and the larger accounts are with a collections attorney.

Why are people not keeping up with their dogs on their property and/or on a leash? Please contact Alabaster animal control if you see animals on the loose. Unfortunately, the HOA cannot do anything other than send the pet owner a letter and potentially fine them, but that is only if the animal is reported to us and the person reporting knows where the animal lives.

Why are people putting up fences over 6 feet in height and different styles? Any change to the exterior of the home is to be reviewed and approved, in writing, by the ARC prior to changes being made. This may not have been strictly enforced in the past but is now. Please visit www.Selectivemgmt.com/arc to submit all requests.

Why doesn't the HOA notify us when utility work is being done? 9 times out of 10, the HOA isn't even notified when utility work is being done. There is a 15+ foot utility easement at the front of every single lot within Sterling Gate. By acceptance of your deed, you agreed to allow all utility work on that easement and the city does not have to provide any further notice.

What are construction hours? Why is C-Spire able to do work all over the neighborhood and not work in specific zones? This would be a city issue rather than an HOA matter. The city is who grants utility permits. They have since revoked the permit for C-Spire due to the number of issues within Sterling Gate. All work is halted until further notice.

What am I paying HOA dues for? By acceptance of the deed to your home, you agreed to abide by the Covenants of Sterling Gate; that includes paying annual assessments. What your dues pays for is itemized in the Covenants as well: HOA insurance, Common Area Landscaping, Signage, Power, Water/Irrigation, Unscheduled maintenance (irrigation breaking, replacement of signage, etc., tree removal...), HOA Management, and Property taxes. Residents that are members of the Swim and Tennis Club pay for the same items, plus upkeep of the pools and courts.

Why am I paying for the Swim and Tennis Club when I'm not a member? You're not. Like many clubs that began as private clubs, Sterling Gate Swim and Tennis Club is not an HOA asset and therefore is not mandatory for all residents to be a part of. Residents that choose to be a member pay an additional \$350 per year to use the club facilities. Those funds cover the cost of maintenance and upkeep of the club grounds, the pools, tennis courts, and playground. Non-member's dues are kept separate from general HOA operating funds.