Summary Notes of the 2026 Annual HOA Meeting

Present were Board members Scott Machovec, Steven Lund, Howard Jones, and SMS Manager Brandy Williams. Also present were homeowners representing seven (7) lots. The meeting was called to order at 6:01pm.

Scott welcomed the owners and introduced the current Board of Directors. He then recognized the outgoing Board members whose terms were completed.

Richard Rodriguez and Paul (Rusty) Johnson ran opposed for the two upcoming Board seats. They will serve a 3-year term. The 2-year seat is currently open. Scott and Howard will complete their term in one year.

Summary of Accomplishments:

Financial Management and Budgeting

- Maintained stable operation costs with only a **2.9% ($10) assessment increase** for 2026 following no increase during the previous year.
- Cash flow remained on target and within the approved budget.
- Optional projects were delayed or adjusted to ensure financial stability and budget compliance.
- Collected **$41,365 in past-due assessments** since January of 2025 from the 26 lawsuits against delinquent owners and from others in collections.
- Maintained a healthy interest-bearing reserve account, generating **$1,823.06 in interest income** over this past year.
- Continued a cash management strategy that maximized interest earnings while preserving needed operating funds.
- Generated **$8,500 in working capital contributions since 2023**, including $2,000 during the past year.
- The Board regularly reviewed expenses, financial reports, and account statements throughout the year.
- Maintained proper insurance coverage for the Association.

Covenants, Rules, and Community Standards

- Reviewed and updated Covenant standards related to maintenance and architectural guidelines.
- Continued consistent covenant enforcement procedures.
- Issued fines and pursued collections in accordance with Association policies.
- Updated pool rules, clubhouse rental procedures, and established or revised rules for the pickleball, basketball, and tennis court areas.

Coordination with the City of Alabaster

- Board representatives attended Planning and Zoning Board meetings regarding completion of the Enclave common area.
- Worked with the City regarding:
    - ✓ Speed limit signage
    - ✓ Traffic and speeding concerns
    - ✓ Construction traffic impacts within the community

Landscaping and Common Area Improvements

- Upgraded entrance flower packages for 2025
- Completed landscaping improvements and tree/shrub replacements at the High Grove entrance.
- Repaired Cedar Grove entrance landscaping following Mayfair utility construction work.
- Modified landscaping at the Sterling Gate entrance to improve roadway visibility.
- Updated and rehabilitated landscaping for the clubhouse area in May of 2026

Maintenance and Infrastructure Improvements

- Completed installation of remaining street sign brackets and signs.
- Installed rock armor along the stormwater path behind 28X Cedar Grove Parkway.
- Performed maintenance on the Enclave retention pond banks.
- Cleared debris from the High Grove drainage areas.
- Replaced the clubhouse security camera system.

Community Events

- Hosted the annual Christmas party with Santa.
- Hosted the Easter Egg Hunt for residents and families.

Pool Operations

- Extended the length of the pool season until October.
- Improved overall pool maintenance.
- Swim club dues remained at **$350**, with dues fully covering pool operating costs in 2025.

Tennis Cour & Recreation Area Improvements

Maintenance improvements were completed in recreation areas that had not received major updates since the original construction, including:

- Resurfacing and restriping of the tennis, basketball, and pickleball courts (2025).
- Installation of new LED lighting and updated time systems (2026).
- Replacement of the basketball goals.
- Added security cameras.

Brandy was called on to give comments regarding our management company, Selective Management Services.

Steven went over the financial results for the 2025-26 budget year and the new budget for the 2026-27 fiscal year. A copy had already been mailed to owners, and copies were available on the sign-in desk as well.

Homeowner Comments and questions

- An owner asked what the result was for the effort last year to amend the rules to require new owners to live in their homes for one year before being able to rent those properties, and to require rental agreements to be for a minimum of 12 months. That amendment failed to get the 50% plus one needed to pass.
- Another asked about the clubhouse / pool expenses.
- A new resident asked how many residents are in our HOA. There are 634 owners. She also wanted to know how many joined the pool, as she and her husband were interested but wondered how crowded it would be. Last year there were 44 pool members, and the pool costs were covered completely by the dues of the pool members.
- A question about the traffic flow once the D.R. Horton subdivision opens the throughfare between Hwy 17 and Knightsbridge was asked. The City of Alabaster owns and repairs our roads, so we have no input. We did go to the Planning and Zoning Board meeting and spoke against this thoroughfare, but it was approved.
- A neighbor noted a tree needed trimming that was on Association common area. She should contact Brandy Williams so we can identify and get bids.
- A neighbor noted there was an ongoing issue on Kensington with a trailer in the driveway. The Board is following the policies and issuing fines when an owner is out of compliance.
- Tree replacement is needed for the High Grove entrance. One owner suggested not replacing the dead trees and just applying mulch.
- An owner questioned why the budget for fines for the upcoming year are $0. Steven explained that this is a budget, and we have no way of predicting how much money will be fined and collected. Ideally, we would love to have $0 collected for fines. The first letter of noncompliance is issued as a warning before any fines are accessed, so owners can contact Brandy to seek additional time in order to get a vendor to make corrections or can update her on the issue when corrected. Starting with the second and subsequent notices, fines will be assessed on the owner.

The meeting was adjourned at 7:30pm.

Scott asked the new Board members present to meet briefly after the adjournment to determine a time to meet in June for the first meeting and the election of officers.