

**Englewood Gardens Home Owner's Association Meeting**  
**Thursday, February 16, 2012, 7pm**

The meeting was held at HOA President Brad Treadwell's house, 10540 Hunt Circle

The following households were represented at the meeting:

1. Brad Treadwell, 10540 Hunt Circle, [bradtreadwell1900@gmail.com](mailto:bradtreadwell1900@gmail.com), 205-886-9361
2. Angela McCullough, 10331 Hunt Circle, [mccullough8617@gmail.com](mailto:mccullough8617@gmail.com), 205-887-1280
3. Robin Boylorn, 1591 Spencer Drive, [rboylorn@ua.edu](mailto:rboylorn@ua.edu), 813-504-2706
4. Richard and Denise Marlow, 10330 Hunt Circle, [marl4006@bellsouth.net](mailto:marl4006@bellsouth.net), 205-752-7008
5. Cindy Drake, 1660 Spencer Drive
6. Mildred Dunn, 10321 Hunt Circle, 205-464-0660
7. Linda Anderson, 1551 Spencer Drive

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The meeting was facilitated by Brad Treadwell, and began at approximately 7:10.

**Officer (Re)Election/s**

After the call for new board members went out prior to the meeting (in the meeting announcement/HOA billing letter to residents) there was no expressed interest for new nominations by residents so the standing board has agreed to continue on. Brad Treadwell will remain HOA President and Treasurer, Angela McCullough is Vice President and Robin Boylorn is Secretary. Brad announced that if interest in board membership changes we will convene for another meeting and vote.

**HOA Dues**

Brad formally announced the reduction in annual HOA dues from \$360 to \$325.

Last year we took in \$28,000, including \$5,000 from the FEMA grant for the lift station. We also received \$3-4,000 for late dues from liens. 45-50 people paid their dues last year, meaning there are still about 10 people who are delinquent with their dues.

We currently have \$14,000+ in our account, which allows us to cover lift station costs and our yearly bills, which last year was approximately \$19,000.

Currently, out of the 65 lots in the community, 18 houses have liens due to non-payment of dues.

**Lift Station**

We went six months with no maintenance calls. The station has become more reliable. In January there was a needed service and company found that there was some grease build up

(and wet wipes). The company said that the state of our station let them know that it needs to be cleared every six months. The cost to clean is \$200. The preventative maintenance will help us to avoid potential problems with the station and save those repair costs.

There was no new information to report regarding the transferal of lift station maintenance. Essentially the goal is to have it maintained elsewhere and find a site that is less expensive (than the \$1 million dollar option previously discussed). The site that was previously being reviewed will not work but the city/county is hoping they can use the Ridgehaven property. We hope to have an answer about that within the month and if we can work that out with the city we would get an estimate and take it from there. As a neighborhood we would be required to make a financial commitment to contribute to the cost, but we would save money over time.

### **Neighborhood Improvements**

There are some short term goals to cut our monthly costs. The telephone bill is being cut in half, which is \$700 a year in savings, due to moving from monthly checks to quarterly bookkeeping.

The Covenant Enforcement Policy is working—no one has been fined. People who have been contacted (First Letter) have been cooperative and compliant.

Angela reported on research for neighborhood amenities and potential costs. A representative from the pool company will come to look at the property to offer an estimate based on specs. There would have to be a gate, and a separate building next to the pool to house equipment. A cement pool (10-15 years replace liner) is the most reliable and durable option. The estimate for the pool, two restrooms, and a separate room for pool monitors (which would be housed in the separate building), depending on size, would cost approximately \$50-60,000. Angela suggested a payment option of getting a bank loan and making monthly payments.

Jungle Gyms were the cheapest option researched. Swings/slides would cost approximately \$10,000 for a durable kit that would have to be put together. To have it built on site would be at minimum \$10,000, including concrete/asphalt/tire chips.

There was no formal estimate for basketball courts, but it would be an inexpensive option.

Linda Anderson suggested a gazebo meeting place, which would probably cost approximately \$4-5,000.

Brad suggested that we continue to research and collect information and costs for community amenities. We will postpone moving forward until we get more information about the lift station and our monetary obligations. We will re-evaluate our options at a later meeting.