

# Minutes of HOA Meeting

Date: June 17, 2025

Official minutes of the annual membership meeting of the Mance Grove HOA, New Market, AL, held at 1800 hours at 108 Clayton Mance RD, New Market, AL 35761

## 1. CALL TO ORDER

Board member Kris Keohane called the meeting to order at 1800 hours.

## 2. ROLL CALL

- The offer roll call took place at 1800 hours.
- The board members present are as follows:
  1. Kris Keohane, President, 1800 hours.
  2. Rob Hall, Vice- President, 1800 hours

## 3. REVIEW OF ASSOCIATION'S FINANCES

- President Kris Keohane gave an overview of the Association's current financial condition at 1801 hours.
- Starting Balance: \$7,978.78
- Announced ProTurf contract had been signed to mow areas around the pond, flower bed and strip on Winchester Rd at an annual cost of \$6090.
- President asked for a motion to approve financials—discussion ensued
- Homeowners expressed concerns over cost. Consensus was the contract seemed very high for the work described.
- Asked if that contract included spraying or pond care—was told it did not.
- Homeowners were also told that if they found someone licensed and insured they would do the work for less to turn in the bid to Elite so that it could be conveyed to the Board.
- It was also discussed that Budget showed 47 homes when in reality there are 49.
- There was lots of discussion about ending the contract with Elite.
- A motion to accept Finances by Matt Fry seconded by Rob Hall

## 4. Old Business

- Past due accounts need to be paid; late fees will begin Aug 31st at \$10 per month
- Thankful to the Shelton and Wilson Families for taking care of the overgrown bushes around the pound

## **5. New Business**

- Transition to using Elite Housing Management and the fees will be \$300/ year
- Members needed for Architectural Review Committee (ARC committee). Sara Postell and Karen New volunteered to be on the committee.
- Board members Sean Keohane and Robert Hall are resigning from the board effective 06/18/2025.
- Two owners nominated themselves prior to the meeting for a new board, Matt Fry and Donald Dodson. Three others nominated themselves at the meeting for a total of 5 new board members.
  1. Matt Fry – mfry749@gmail.com 256-603-8599
  2. Donald Dodson – Donald.r.dodson@gmail.com 256-804-9294
  3. Shawn Potts – potts.christopher.s@gmail.com 256-270-6552
  4. Sara Postell – sarako3@icloud.com 256-603-9847
  5. Chris Fanning

## **6. OPEN FORUM**

## **7. ADJOURNMENT**

Motioned to adjourn meeting by Jade Fry, seconded by Rob Hall. The annual meeting was adjourned at 1840 hours.