

VERNON HILL ANNUAL HOA MEETING

January 27th, 2024

**Center Point Church of Christ formally Word of Power
Christian Church**

The HOA Annual meeting was held on January 27, 2024. The meeting was opened with prayer by Vice-President, Priscilla Hancock. The minutes from the 2023 annual meeting were read and approved.

The following reports and concerns were discussed.

Financial Report

The current balance as of January 27, 2024 is \$3,365.96

The total dues collected for 2023 were \$13,434.83.

Expenses

Bank fees	44.90
Legal fees	427.84
PO Box fee	314.00
PayPal fee	151.76
Bin there Dump that dumpster	700.00
Landscape contractor	4,815.00
Alabama Power (streetlights)	4,878.19

The largest expense for the HOA continues to be the cost of street lighting and the maintenance of the landscapes in the community which includes both entrances and the vacant lots. These expenses are necessary to keep the neighborhood safe and beautiful and to maintain property values. 2024 HOA fees in the amount of \$200 are due now. A vote was taken for approval to change the process of collecting penalty fees on past due accounts. Going forward a flat fee of \$25 per quarter will be assessed for past due payments.

ARC Report

A detailed report of the contracted landscape services was provided to attendees present at the meeting.

Election of Board Members

All positions of the Vernon Hill HOA Board were declared vacant as of January 27, 2024. A vote from attendees present resulted in the following newly elected positions.

President	Jackie French
Vice President	Janice Smith
Treasurer	Linda Rhodes
Assistant Treasurer	Priscilla Hancock

Secretary

Sandra Smith

Property Monitoring/Welcoming

Erika Askew

ARC Committee Chair

Danny Rhodes

DISCUSSIONS AND CONCERNS

Stonebriar HOA Union Request

A representative from the Stonebriar Community was present at the meeting to further discuss the possibility of their neighborhood joining the Vernon Hill HOA. Prior to the annual meeting, the HOA Board was advised by an attorney that the Stonebriar community would need to file a dissolution of their current HOA with the proper officials. However, further discussions revealed that a lot of the homes in that neighborhood were rented. Tenants would not be responsible for paying HOA dues. It has not been determined if the landlords would be agreeable to joining the Vernon Hill HOA or if they would commit to the financial responsibilities. No interest or commitment surveys had been taken to determine if the majority of Stonebriar neighborhood would be interested in this union. It should be noted that the Vernon Hill HOA is considering the elimination of rentals in the Vernon Hill Community. It was determined an HOA union of the two neighborhoods would not be feasible. The Stonebriar representative was advised to try and galvanize their community and reactivate the Stonebriar HOA.

New HOA Website

A new website has been established for the Vernon Hill HOA. Homeowners can access it at [vernonhill-hoa.com](https://www.vernonhill-hoa.com). Important community information will be posted there in addition to a link to pay HOA dues; however, it is still under construction at this time.

Camera on Westridge

A camera from the Jefferson County Sheriff's Department has been positioned in the curve at the bottom of Westridge Road to capture illegal dumping.

Spring Clean UP

The "Bin There Dump That" and the Community Yard Sale projects were successful in the year 2023. Plans to continue these projects for 2024 are under consideration.

Community Input

A decision was agreed upon to change the HOA meetings from annually to a semi-annual format to be held at the beginning of the year and mid-year. A survey will be distributed to homeowners concerning HOA sentiments and concerns for the neighborhood overall. It is important to make sure everyone has a voice.