

## **Overland Cove HOA Annual Meeting March 25, 2025**

The 2025 Annual Meeting was held at Grace United Methodist Church 2113 Old Monrovia Road, Huntsville AL 35806 on Tuesday March 25, 2025 at 6:00pm.

### **Minutes**

Call to Order 6:00 pm

### **Reports**

#### **Board Reports**

- President's (See Attached Report)
- Covenants (See Attached Report)
- Storage Lot & Common Areas (See Attached Reports)
- Treasurer Report/Financials
  - 2024 Financials (See Attached Report)
  - 2025 Budget (See Attached Report)
- Landscape (See Attached Report)
- Clubhouse, Pool & Fitness Center (See Attached Report)

#### **Board Committee Reports**

- Social Committee (No Report)
- Annual Garage Sale Committee(See Attached Report)
- Community Watch(See Attached Report)

### **Board Member Election**

#### **Presentation of Nominees**

There were two two year term. vaccines on the Board .  
Michael Gross (1091 Binding Branch()) was the only owner to submit his name for nomination.

#### **Nominees from Floor**

Nominations were opened up to the floor. Jerry Rodriguez (1025 Scarlet Woods) was nominated and seconded from the floor, the name was added to the ballot by unanimous vote.

Michael Gross and Jerry Rodriguez were elected by unanimous acclamation.

Adjournment at 7:00 pm



**President's Annual Report 2024**  
**Jerry Vickers**

All in all 2024 was another good year for the HOA and I would like to present a few highlights:

The HOA finished the year in a financially strong position. Please see the financial reports for details as well as the budget for 2025. The Board did not increase common area dues or maintenance fees for 2025.

We funded some improvements around the clubhouse and fitness room. These improvements will be discussed in detail in other reports.

The 5 year balloon note on the clubhouse is due in 2025 and a new 5 year commercial note will have to be negotiated. Hopefully in another ten years we will payoff the mortgage.

EREM our management agent merged with one of the largest property management companies in the country, Beacon Management Services. The Board worked with EREM to try to minimize impact of day-to-day operations.

Properties in our community continue to sell well because owners and the HOA continue to stress maintaining the curb appeal of our community.



## **Covenants and Restrictions Annual Report 2024**

### **Jerry Rodriguez**

2024 was a normal year in terms of Covenants and Restrictions.

#### **Parking:**

No major issues.

We accommodated several requests for guest overnight parking at the clubhouse.

#### **Signs:**

No Major issues.

Several owners petitioned the Board to allow Open House signs in yards. This was denied by the Board in a unanimous vote.

#### **Garbage Cans:**

An owner petitioned the Board to have all owners store their garbage cans in their garage or behind their fences. This was denied by the Board in a unanimous vote.

#### **Architecture:**

A lot of older homes replaced wind damaged roofs this year.

The townhomes owners on the two oldest alley ways on Scarlet Woods were asked to repaint their sun faded garage doors. Most folks complied we are working to complete this activity.



**Facilities Annual Report for 2024.**  
**Wayne Lamon**

2024 was a very good and successful year for our community. We still have to have the fence repair at the RV lot and it's been difficult to find a fence company to do such a small job with all the construction going on in Huntsville. I think we may have a person who will be able to repair the fence in the next coming months. I will not be seeking re-election to my position on the board this year. It has been a pleasure serving on the HOA board for the past 4 years.





# Overland Cove Homeowners Association, Inc.

Balance Sheet For 12/31/2024

## ASSETS

1001 - Operating Account - PWB	\$190,510.32
1010 - Synovus CMM 5834	\$68,285.74
1100 - Accounts Receivable	\$2,205.00

### Total ASSETS

	<b>\$261,001.06</b>
<b>Total Assets</b>	<b>\$261,001.06</b>

## LIABILITIES

2000 - Accounts Payable	\$1,381.68
2300 - Accrued Expenses	\$91.99
2475 - Collection Costs	\$195.00
2625 - Prepaid Assessments	\$87,366.06

### Total LIABILITIES

**\$89,034.73**

## RESERVES

3500 - Common Area Maint Fund	\$101,646.92
3600 - Townhome Fund	\$44,003.67
3700 - Patio Home Fund	\$28,335.65

### Total RESERVES

**\$173,986.24**

## EQUITY

3000 - Retained Earnings	(\$21,464.79)
3099 - Net Income (Loss)	\$19,444.88

### Total EQUITY

**(\$2,019.91)**

**Total Liabilities / Equity**

**\$261,001.06**



# Overland Cove Homeowners Association, Inc.

## 2025 Annual Budget No Increase in Assessments

	2025
<b>Income</b>	
<b>INCOME</b>	
4030 - Annual Assessment	119,875.00
4040 - PH Quarterly Maintenance Fee	117,300.00
4050 - TH Quarterly Maintenance Fee	111,600.00
<b>Total INCOME</b>	<b>348,775.00</b>
<b>Total Income</b>	<b>348,775.00</b>
<b>Expense</b>	
<b>ADMINISTRATIVE</b>	
5000 - Additional Inspection Fee	-
5001 - HOA Management	15,750.00
5062 - Postage & Mailings	300.00
<b>Total ADMINISTRATIVE</b>	<b>16,050.00</b>
<b>Clubhouse Expenses</b>	
5108 - CH Utilities - Electric	3,700.00
5109 - CH Utilities - Water	2,560.00
5110 - Fitness Room Maintenance	500.00
5111 - Insurance	4,045.00
5112 - Internet	1,048.00
5113 - Janitorial Service	4,600.00
5114 - Maintenance & Supplies	2,000.00
5115 - Mortgage	34,210.00
5116 - Pool Maintenance	5,500.00
5117 - Property Taxes	1,831.00
<b>Total Clubhouse Expenses</b>	<b>59,994.00</b>
<b>General Operating Expenses</b>	
5150 - Accounting Services	500.00
5151 - Annual Yard Sale	50.00
5152 - Eave Light Maintenance	2,800.00
5153 - Fence Maintenance	2,500.00
5154 - GOE Utilities-Sprinkler	3,350.00
5155 - Grounds Maintenance	27,410.00
5156 - HOA Legal Fees	3,000.00
5157 - HOA Meeting Expense	300.00
5158 - Office Supplies	750.00
5159 - Social Committee	1,000.00
5160 - Sprinkler Maintenance	2,500.00
5161 - Tree Maintenance	2,500.00
5162 - Website	500.00
<b>Total General Operating Expenses</b>	<b>47,160.00</b>
<b>Patio Home Expenses</b>	
5201 - PH - Grounds Maintenance	114,180.00
<b>Total Patio Home Expenses</b>	<b>114,180.00</b>
<b>Townhouse Expenses</b>	





5260 - TH - Grounds Maintenance	69,000.00
5261 - TH - Pest Maintenance	16,000.00
5262 - TH - Sprinkler Maintenance	3,500.00
5263 - TH - Termite Protection	12,000.00
5264 - TH - Utilities - Sprinkler	10,850.00
<b>Total Townhouse Expenses</b>	<b>111,350.00</b>
<b>Total Expense</b>	<b>348,734.00</b>



**Landscaping Report 2024**  
**Jerry Vickers**

ALM continues to do a good job maintaining the landscape. Corey Battle is our ALM community manager and has done a good job staying on top of issues and problems.

Will have to negotiate a new contract with ALM in 2025.

Replaced some shrubs around clubhouse lost in winter of 2024.

Removed Birch trees around the pool area to keep leaves out of pool.

Replaced ten dead trees along the streets. Will replace more this year.



## **Clubhouse-Pool Annual Report 2024**

### **Greg Knupp**

#### **Clubhouse**

- We experienced issues with our security alarm system not allowing access. The clubhouse alarm has been disabled but key fob access is still required. . The HOA Board is investigating potential low-cost replacements, including an upgrade for controlling access via the front door. The surveillance cameras are operational and continue to be monitored as needed.
- Back-up batteries were replaced for emergency and the uninterruptible power supply that supports the cameras.

#### **Pool**

- Pool repairs were completed early in 2024.
- When the pool furniture was gathered up for winter storage, several pieces showed considerable age. When the furniture is brought back out for the season, an assessment will be made and a plan proposed for replacing pieces that have reached end of life.
- Two river birches were removed on the west side of the pool. These softwood trees were generating a good bit of debris that contributed significantly to clogging the intake baskets. The absence of these trees should help with pool care and maintenance.

#### **Fitness Center**

- After a community interest survey was done, the Bowflex was removed due to lack of use. The HOA purchased an economical leg press machine which was assembled by a team of volunteers.
- Back-up batteries for emergency lights are due for replacement and will be purchased and installed in 2025.



**OC Annual Garage/Yard Sale Annual Report**  
**Cheryl Metz**

The Annual Overland Cove Garage/Yard Sale will take place on June 14, 2025, from 7:00 am to 2:00 pm, rain/shine. Homeowners will be getting official notice from EREM this month.



**Community Watch Committee Annual Report 2024**  
**Cheryl Metz**

Meetings have been conducted with HPD just about every month. In addition to meeting at the 4th Precinct for updates, members from a lot of committees throughout the city have been taken on tour to various locations within HPD; such as the Police Academy, CID Facility, Emergency Management Facility, and Jail to get a better understanding of just how HPD works. These tours have been very informative and provide a lot of insight into the workings of HPD. More tours will be scheduled for this year.

I am disappointed that more members of our committee do not attend any of the meetings with HPD. I realize that the day is not always convenient so what I generally do is write up a recap of the meetings and provide it to the members of our committee. That way they are kept up to date. However it would be nice if our members took more interest and participated some of the time. I believe they would find at least the tours very interesting.

The meetings with HPD are scheduled for the 2nd Wednesday of each month, starting at 6:00 pm and usually over at 7:00 pm. This includes going to whatever facility has been selected for the tour. We do meet at the facilities about 15 minutes prior to the tour so that everyone can be there on time