

**Tennyson Oaks HOA Board Meeting**  
**February 24, 2025**  
**6500 Taylor Oaks**

The meeting was called to order by the President, Lee Baxter at 6:08 pm. A prayer was led by Mr. Baxter.

**Members in Attendance**

Lee Baxter, Charlie Baker, Sue Younes, Betsy Mayes, Jason Waring, Steve Edwards, Andrea Adams, Brad Everett, Mike Cook, Annette Curley, Kevin Garrett, Bridgette Jackson and Roxane Barnes.

**Minutes of the Previous Meeting**

Sue Younes moved to approve the minutes from the previous meeting on April 23, 2025. Steve Edwards seconded. Motion carried.

**Election of Board Officers**

All positions open:

President – Lee Baxter agreed to remain as President

Vice President – Sue Younes was nominated by Charlie Baker and seconded by Mike Cook. She was elected by acclamation

Treasurer – Betsy Mayes agreed to remain as Treasurer

Secretary – Roxane Barnes agreed to remain as Secretary

Lee Baxter, President, thanked the outgoing Vice President, Charlie Baker for all his help and work with the HOA.

Charlie Baker's name will need to be removed from the bank signatures and replaced with Sue Younes, the newly elected Vice President.

**Financials**

Betsy Mayes, Treasurer, reported that the HOA's bank balance is \$135,970 as of today, February 24, 2025.

**2024 Recap**

Income Received	\$52,746.29
Expenses Paid	<u>\$37,977.59</u>
Cash Balance Increase	\$14,768.70

## **2025 Budget**

Income Received	\$52,000.00
Expenses	<u>\$39,550.00</u>
Cash Increase	\$12,450.00

Mr. Baxter suggested that \$20,000 be set aside in case of major unexpected expenses.

## **Compliance**

Jason Waring, compliance officer, stated that we should look into getting an attorney to advise us on detailing/amending ambiguous language in the Subdivision Restrictions. Lee suggested we contact the attorney that the HOA has used in the past. There was also discussion regarding several homeowners that have been sent communications regarding subdivision restrictions violations with no responses. They will need to be physically contacted.

Complaints about 4 wheelers/golf carts on the street have been received. It's illegal and the homeowner can report it to the authorities if they wish.

## **Old Business**

### **Landscaping**

Mr. Baxter sent out five bids for Landscaping for the subdivision. Kelly Landscaping was again awarded the contract for upkeep of the subdivision grounds through February 2026. The annual cost is \$16,920, a \$480 increase. They will redo the landscaping at the subdivision entrance.

### **Legal Recorder**

Mr. Baxter canceled the Legal Recorder due to it being cumbersome to keep up with. It was used to keep up with homes that changed ownership. Each HOA member will be assigned a zone to keep up with moves within the subdivision and will welcome the new homeowner within their zone.

### **City Light Repair and Tree Trimming**

The City of Alex has repaired the lights that needed changing and most homeowners have been keeping up with trees trimming with the exception of a few that still need to be addressed.

### **Halloween Recap**

No one had any issues with security, etc. Amount paid to security increased from \$150 to \$300.

### **Christmas Lights**

Semones Christmas Lights/Decor will be contacted regarding removing lights from the trees.

## **New Business**

### **Electrical Repair**

Electrical Repair along the bridge brick columns and west side spotlights needs changing. Will call electrician to come out and repair bulbs. Will get a quote to upgrade the 4 pillars.

### **HOA Annual Dues**

2025 annual HOA dues statements have been sent out. Currently 10 homeowners have not paid 2024 annual HOA dues. The following two homeowners are two plus years delinquent: Mr. Mathews \$500 and Mr. Guillory \$951.

### **Subdivision Insurance**

Kevin Garrett agreed to research quotes for insurance for the subdivision.

### **Neighborhood Directory**

Ms. Mayes has created the directory and has received about 40 responses. She will work on having the directory posted to the website this spring.

### **Subdivision Website**

Kinetix currently manages the subdivision website. Since the website is not very user friendly, Ms. Mayes will research alternate providers including some that specializes in HOAs.

### **Speedbumps**

Discussed placing speedbumps within subdivision to help with speeders. Mr. Baxter will talk to the City of Alex and get suggestions.

The meeting ended at 7:30 pm.