

SEDONA PROPERTY OWNERS ASSOCIATION, INC.

SEDONA DRIVE
DAPHNE, ALABAMA 36526

AUGUST 18, 2020

Baldwin County Highway Department
ATTN: Tyler Mitchell
Post Office Box 220
Silverhill, Alabama 36576

Re: Maintenance of Sedona Drive and Sedona Subdivision Roadways

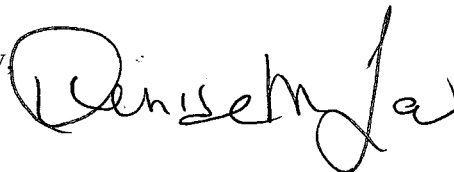
Dear Mr. Mitchell,

The purpose of this correspondence is to request that Baldwin County takeover maintenance of the remaining portion of Sedona Drive and the roadways within the Sedona subdivision upon execution of the necessary deeds. After many months of work, the Sedona POA is nearing completion of all prerequisites for the approval of this request. Enclosed herein you will find minutes from the Sedona POA meeting wherein a vote was held to have Baldwin County takeover maintenance of the roadways. We are also providing drafts of the following for approval by your right-of-way department:

1. Deed from Sedona POA conveying the remaining portion of Sedona Drive to Baldwin County Commission; and
2. Deed from Sedona POA conveying the roadways within the Sedona Subdivision to Baldwin County Commission.

We hereby request that the Baldwin County Commission assume maintenance of the deeded roadways upon receipt and acceptance of the deeds and other necessary documents. We appreciate the significant amount of time that has been invested in this project by you and others at the Baldwin County Highway Department.

Sincerely,



SEDONA PROPERTY OWNERS ASSOCIATION, INC.

By: Denise Laird

As its: President

Enclosures

C/O PRESTWOOD LAW FIRM, LLC
POST OFFICE BOX 1556
FAIRHOPE, ALABAMA 36533

Sedona HOA Special Meeting Minutes

October 29th, 2019

Meeting place: Daphne Public Library

Attendance: Bo Hope, Denise Laird, Shannon Jahner, Rhonda Calhoun, Leon Snipes, Cody Chinrock, Ben Roof, Melissa Love, Armondo Love, Adrienne Smith, Luke Stewart, Stan Laird, Mark Montgomery, Patrick Bane, Shannon Bane, Dale Smith, Jon Walker, Amanda Satonin, Adam Manning, Ashlee Anderson, Ian Moore, Chelsi Patterson, Sheila Bellinger, Jon Jiovenetti, Christina Jiovenetti, Brendan Powel, Cameron Powell, Mike Selby, Linda Selby, Paul Michael, Billy Gardner, Ashley Harvey, Michael Wood, Mike Anderson

Start time: 6:00pm

Order of business:

- Bo Hope gave introduction of Officers.
- History and background of Sedona Neighborhood given to attendees
 - EME, Right of Way ownership, previous management companies, and builders
- Currently school buses are now allowed in the neighborhood with pick up at Sedona sign.
- Explanation of what areas are common areas that the Sedona POA owns.
 - Around Sedona sign, all islands in cul-de-sac's, and island on Havasu.
- The uncovering that EME (developer) still owns the roads. They deeded over the Common areas, but believed to be a mistake that they did not deed over the roads at the same time.
- Ongoing negotiation with the Right of Way owners. There will be a signed agreement from both sides before the financial transaction takes place.
- Reviews the pros and cons of public vs. private roads.
- Financial projections for public vs. private roads.
 - Bo Hope gave review of each scenario.
 - Review of 2019 budget vs. actual up until meeting date was given.
 - 2020 Budget for each scenario (public vs. private) was given.
 - Reviewed additional costs and savings for 2020.
- Members proposed to take out a \$30,000 loan to make the roads public.

- An additional meeting at a date TBD in 2020 will be held to discuss new business and the following old business - the status of the ROW, the status of the County ownership of the roads and the details of the loan.
- Vote was unanimous for the roads to be made public and allowing the Board to take out a loan of \$30,000.
 - 20 total proxy votes were received prior to the meeting commencing that unanimously voted to make roads public and allowing the Board to take out loan.
 - 23 total votes were made at the meeting.
 - 43 total votes were taken constituting a quorum.
- Announcement was made that we need two more individuals for the Board of Directors. Anyone interested should contact a Board Member for information.

7:45pm – meeting commenced