



# ANNISTON

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**BOARD OF DIRECTORS MEETING  
AUGUST 12, 2025 at 10:30 AM  
VIRTUAL MEETING**

**Minutes**

**Call Meeting to Order & Establishment of Quorum**

There being a quorum of the Board of Directors, the meeting was called to order by Board President Kim Stewart at 10:30 am. The Board members present were Kim Stewart (President) and Brian Gibson (Vice President). Also present was Eddie Padilla (Community Manager) representing KRJ Management, Inc.

Board member Ethan Springer (Secretary) was absent.

**Adoption of Community Rules & Policies**

Having previously reviewed and discussed the Park Rules, Pool Rules, Pickleball Court Rules, and Surveillance Policy the following motion was made:

**Motion** was made by Brian to approve the Park Rules, Pool Rules, Pickleball Court Rules, and the Surveillance Policy as presented. The motion was seconded by Kim Stewart. Motion carried unanimously.

**Collections Action**

Having previously reviewed and discussed accounts 40742176 and 40742182, the Board made the following motion in Open Session:

**Motion** was made by Brian to send accounts 40742176 and 40742182 to collections with the attorney. Additionally, these accounts are to have their internet speed reduced. The motion was seconded by Kim. Motion carried unanimously.

**Homeowner Forum**

The Board of Directors provided answered to questions previously submitted:

- Suggestion to build a daycare facility for the community- There are no plans or considerations for this at this time.
- Suggestion to build a gym for the community- There are no plans or considerations for this at this time.
- Signage at the park to deter kids from kicking ball against the perimeter fence- This will be looked at in more detail by management and the Board.
- Landscape issues (dead trees, dead shrubs)- The Board reiterated that Homeowners are responsible for replacement of dead trees and shrubs regardless of what they may have been informed by the sales team.
- Other questions were also brought up and discussed by the Board of Directors. These questions can be reviewed by clicking [HERE](#).

**Adjournment**

There being no further business to discuss, motion was made to adjourn the meeting. The motion was seconded. Motion carried unanimously. The meeting was adjourned at 11:06 am.

Respectfully submitted by Eddie Padilla.

Board Member Signature of approval: \_\_\_\_\_