

**Edgewater Homeowners Association
Annual Meeting Minutes
February 17, 2026 — 6:00 PM
Location: Bryant Bank**

The meeting was called to order by Cindy Osborne, HOA Manager with Duckworth Morris Real Estate. She introduced herself and welcomed the attendees and confirmed that a quorum was present, with 14 home sites in attendance and 8 proxies represented.

A motion was made and seconded to approve the minutes from the previous Annual Meeting. The motion carried.

Warner Johnson presided over the remainder of the meeting.

Cindy Osborne presented the Board-approved 2026 budget. Following discussion—particularly regarding Alabama Power expenses, Fancy Light Poles thru out neighborhood,—the budget was approved by the membership.

Homeowners were informed that the new grounds maintenance contract will cause expenses to exceed the current budget. As a result, a special assessment will be necessary. A Special Called Meeting will be scheduled to address this matter. Formal notices and proxy forms will be mailed to all homeowners outlining assessment options, as well as proposed plans for trail maintenance and cleanup.

Additional Old Business

Satellite Lots:

Maintenance of the satellite lots was discussed. The owners of those lots agreed to meet following the annual meeting to develop a plan to ensure they are properly maintained.

Developer Dues & Lot Conditions:

There was discussion regarding developers paying HOA dues. The Board stated they would be meeting with Mr. Bunn to discuss the condition of his lots and the status of dues payments. They will also reach out to the others that fall under Developer Status.

New Business

Board Elections:

The following current board members have remaining terms:

- Donna Terry – 1 year remaining
- Kathy Black – 1 year remaining

- Darla Perry – 2 years remaining
- Anita Gilliland – 2 years remaining
- Damon Gann – 2 years remaining

Newly elected board members to serve three-year terms:

- Van James – 3 Years
- Linda Cooper – 3 Years

Architectural Committee:

The Architectural Committee will consist of:

- Donna Terry
- Brian Hurd
- Dan Williams (newly appointed)

This committee appointment was approved.

Cindy reminded homeowners that exterior modifications require prior approval from the Architectural Committee. It was noted that some homeowners have made modifications without approval, including the installation of a swimming pool. This is not permitted under the covenants. Examples of items requiring approval include, but are not limited to:

- Swimming pools
- Fences
- Additions
- Exterior structural modifications
- New landscaping
- Clearing of property

Walking Trail Discussion

There was extensive discussion regarding the neighborhood walking trail. All homeowners in attendance agreed that the walking trail is an amenity to the community and should remain.

The Board will propose two options at the Special Called Meeting:

1. Cleaning up the trail while leaving it in a natural state
2. Cleaning up the trail and adding additional drainage improvements along with gravel or gravel type walking material.

Cindy was asked to install “Private Property” signs at each end of the walking trail, including language stating “Use at Your Own Risk.”

There was also discussion regarding horses using the trail. Homeowners expressed hope that the installation of no trespassing signs will address this issue.

Christmas Decorations

The Board proposed adding Christmas decorations at both neighborhood entrances, including lights, garland, and wreaths. The initial recommendation was to fund this through donations; however, after discussion, homeowners voted to include this in the budget.

Damon Gann obtained a quote of \$700, which includes installation and storage. A motion was made and approved to add this expense to the budget.

Covenant Reminder

Anita Gilliland reminded homeowners that short-term rentals are not permitted in the neighborhood per the recorded covenants.

Future Dues Increase

Cindy shared that due to rising maintenance and operational costs, HOA dues will increase in 2027 to at least \$500 annually.

Security Camera System

The final discussion concerned installing a neighborhood camera system similar to the Flock Safety System used by law enforcement to identify vehicles entering and exiting the neighborhood.

Estimated costs range from \$3,000–\$4,000. Warner stated that Duckworth Morris Real Estate will obtain pricing and include the proposal in the Special Called Meeting notice to determine whether a majority of homeowners are interested in proceeding.

There being no further business, the meeting was adjourned.