

Puckett Station Homeowners Association

Annual Meeting Minutes

September 25th, 2025, at 6:00PM

Puckett Station Pool House

CALL TO ORDER: Establishment of Quorum:

The meeting was called to order by Board President, Brandon Russell, at 6:00PM.

A quorum was established with 36 homeowners present, either in person or submitted by proxy. The following directors were present: Brandon Russell, Butch Stanford, Curtis Sawyer, Jonathan Sauls, and Matt Monson.

Kelsey Ware represented the management company, Timmons Properties, Inc., and took the minutes for this meeting.

Brandon introduced Kelsey and Timmons Properties to the community, noting that their involvement is expected to have a positive impact on the community moving forward.

MINUTES:

The annual meeting minutes from October 15, 2024, were reviewed and discussed. Pamela Harless made a motion to approve the minutes. Marshal Capps seconded the motion and was carried unanimously.

FINANCIALS:

The 2024 year-end financial statement was reviewed and discussed. Brandon Russell made a motion to approve the financial report. Pamela Harless seconded the motion and was carried unanimously.

QUESTIONS & ANSWERS SESSION:

- Homeowners were reminded to access financial information through the online portal and to update payment methods or set up ACH payments, as recurring payments from the prior management company will end. Kelsey will email portal and paperless instructions and personally follow up with homeowners who are late on October payments.
- A homeowner raised concerns about a drainage ditch causing standing water, insects, and potential property damage. The Board will review the issue at the next meeting.
- The Board discussed budgeting for renovations to the pool pump room, with a quote currently being prepared by the pool management company.
- Recreational vehicles, including RVs and boats, may be parked in driveways for a maximum of 36 hours. Homeowners were advised to contact Timmons with any questions regarding this policy.
- The Board set clear time frames for displaying holiday decorations to prevent them from going up too early or staying up too long. Homeowners requested additional flexibility during October, November, and December due to closely timed holidays and weather considerations.
- Homeowners raised concerns that the fine and violation policy feels overly aggressive. The Board explained that prior management did not consistently enforce rules and that Timmons' approach aims to ensure fair enforcement and strengthen the community. Homeowners were reminded they can contact Timmons for clarification or to discuss any violation or notice received

- Homeowners raised concerns about speeding in the community. The Board is working with the city to update crosswalks and will review possible improvements to signage. Kelsey will also send a reminder to homeowners about city laws governing golf cart use on public roads.
- The Board will hold a budget meeting in October to review homeowner-suggested items for community consideration, including the possible addition of a camera or access reader system.
- A homeowner shared positive feedback about the 4th of July flag displays, and the Board was thanked for their ongoing efforts and dedication to the community.

ADJOURNMENT:

With no further business to be discussed, the meeting was adjourned at 7:02 p.m.

President

Date