



**AZALEA LAKES**  
SUBDIVISION ASSOCIATION

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## 2026 Annual Meeting Minutes

January 20, 2026 at 6:00 PM  
Jones Creek Library  
Meeting Room 1

1. Call to Order
  - a. The meeting was called to order by Bethany Gonzales at 6:08 PM.
2. Proof of Notice of the Meeting
  - a. Bethany Gonzales presented the proof of the meeting notice which was mailed to homeowners on December 18, 2025
3. Presentation of Proxies and Members Eligible to Vote
  - a. Bethany Gonzales presented the proxies received. There were 28 proxies.
4. Declaration of Quorum
  - a. Between persons present, representing 17 households, and proxies received, 46 households were represented at the meeting. Bethany Gonzales confirmed the presence of a quorum.
5. Officer's Reports
  - a. 2025 Recap
  - b. Bethany Gonzales, Callie Wilson, Angela Smith, John Pizer, and Bonnie Creel presented Officer's Reports on the following topics:
    - i. Facebook Engagement (Callie) - the report highlighted the increased engagement in the Facebook group as well as yard of the month and the business spreadsheet.
    - ii. Neighborhood Entertainment (Callie and Angela) - the report highlighted the revival of the 4th of July Boat Parade (thank you Lauren and Drew Cotten), Plant Exchange (thank you Rosalie Torres), and Sip N Stroll events.

- iii. Neighborhood Beautification (Callie and Angela) - the report highlighted the clean up days at the entrances, future plans for clean up days, street light repairs, and a thank you to BJ for always helping as the neighborhood handyman.
- iv. St. George (John) - the report highlighted the town hall meeting John arranged with our new St. George Councilman, Max Himmel, and other members of the St. George City Council: David Delucci, Andrew Murrell, and Patty Cook, and the efforts of the Board to work with the city council to address issues impacting our subdivision, such as sinkholes and short term rentals.
- v. Sinkholes (Bethany) - the report highlighted that all of the sinkholes in the subdivision have now been repaired.
- vi. Budget (Bonnie) - the report detailed changes the board made to the budget in 2025 including, canceling the HOA cell phone, updating budget categories to improve transparency, implementing and updating the Buildium budgeting system, and securing liens on homes with outstanding dues.

#### 6. 2026 Budget Approval

- a. Bonnie Creel presented the 2026 budget. Donna Orr made a motion to approve the 2026 budget as presented, Gary Montgomery seconded the motion, without objection, the 2026 budget was approved.

#### 7. Unfinished Business

- a. There was no unfinished business.

#### 8. New Business

##### a. 2026 Dues

- i. Bethany Gonzales presented the 2026 dues of \$319 as well as the new online payment option through Buildium.

##### b. Plans for 2026

- i. Angela Smith presented the plans the board has for 2026 to include:

1. Park Tree Removal - the board has scheduled an Arborist to remove the two dead trees in the park and clean up additional trees.
  2. Picnic Table Repair - replacing the wood on the picnic tables
  3. Clean Up Days and Neighborhood events - the board plans to continue scheduling neighborhood clean up days, and family friendly events.
  4. Addressing short term rentals - the board is working with our attorney to issue cease and desist notices to the three short term rentals in the subdivision.
  5. Creating a website to house the subdivision's covenants and restrictions as well as link to the owner's portal through Buildium.
  6. Traffic Study - applying for a traffic study with DOTD to address speeding on Lake Iris and Azalea Lakes.
- ii. Bethany Gonzales presented the following plans for 2026:
1. Capital Investment Account - after years of surplus budget, the board has agreed to establish a Capital Investment Account in order to start setting aside funds for large neighborhood expenses to mitigate future special assessments.
  2. Covenants and Restrictions Review - the board plans to review the Covenants and Restrictions in 2026 and update them if needed. Neighborhood participation will be needed to approve any changes.

## 9. Election of Board of Directors

- a. The current board of directors: Stacy Branyan, John Pizer, Bonnie Creel, Bethany Gonzales, Callie Wilson, and Angela Smith volunteered to serve the 2026 year.

- b. Donna Orr made a motion to approve the current board for 2026. Tommy Domangue seconded the motion. Without objection, the current board was approved for 2026.

10. Adjournment

- a. The meeting adjourned at 7:32 PM.