



SLOA



Board Meeting – April 18, 2013

BOARD MEMBERS PRESENT

Jeanie Bettcher, President
Karen Howerton, Treasurer/Secretary
Dennis Williams, Vice-President

Rick Wilson, Director
Tom McHenry, Director
Rich Mathisen, Director

MEETING LOCATION: Home of Tom McHenry

SLOA MEMBERS PRESENT: none

The meeting was called to order at 5:10 p.m.

MINUTES: The minutes of the February 7 Board meeting are forthcoming.

TREASURER’S REPORT:

Balances as of April 18, 2013

Checking Account.....	\$70,726.18
Money Market Account.....	\$86,770.60
Total.....	\$157,496.78

Payments/Deposits (February 8, 2013-April 18, 2013)

Check 2113: Jeanie Bettcher (Stamps, supplies)	\$ 259.59
Check 2114: Rick Wilson (Battery for west entrance).....	\$ 7.49
Check 2115: ECBC Water Authority	\$ 21.79
Check 2116: Bob Kleinschmidt (Landscaping-east entrance)	\$ 1370.00
Check 2117: Judge of Probate (Recording Fee)	\$ 12.00
Check 2118: ECBC Water Authority	\$ 21.79
Check 2119: AutoOwners Insurance (Common Area insurance)	\$ 2261.00
Automatic Draft: Baldwin EMC	\$ 161.00
Check 2120: My Storage Space (Storage fee)	\$ 111.00
Check 2121: I Power (Web site)	\$ 191.76
Automatic Draft: Baldwin EMC	\$ 161.00
Check 2122: ECBC Water Authority	\$ 21.79

Deposit: Interest- Checking (Feb 2013-Mar 2013).....	\$ 3.55
Deposit: Interest- Money Market (Feb 2013-Mar 2013).....	\$ 20.32
Deposit: Uncashed Check	\$ 8.70
Deposit: Assessments and Late fees	\$ 37,000.60

OLD BUSINESS

IMPACT OF CONSTRUCTION OF DOLLAR GENERAL

The Board members discussed the impact on the neighborhood by the construction of Dollar General. There is a retention pond being built which could possibly overflow and drain into our ponds, causing pollution by oil and gas off the parking lot. However, the dimensions of the retention pond have already been approved by the county. It was agreed that the Board should contact the superintendent concerning the plans for construction of a fence.

ISSUES CONCERNING DONOVAN OWNED PROPERTY

The Donovan owned property which is located between the back of Powell's house on Donovan Drive and the side of Frederick's house on River Lake Road is now for sale. There is some question as to whether this property will be a part of our neighborhood. It was agreed that the Board should research the original deed for clarification.

METAL BUILDING IN SETBACK

One homeowner has constructed a metal structure within the 10 foot side setback. Jeanie has contacted the Baldwin County Building Department to determine if this structure is considered as permanent structure or is an accessory structure which would not violate our covenants regarding the setback rules. At the present time, she is awaiting further information from them.

GROUNDS MAINTENANCE ISSUES

Since there appears to be some question regarding the schedule of the mowing of the common areas, it was agreed that a member of the Board should contact Blue Orchid Landscaping to ensure that all areas were mowed within the same time frame, and that no mowing was to be done on Saturday.

NEW CONSTRUCTION

The Covenants of Seminole Landing and Donovan Landing provide specific guidelines for the setback of homes in our neighborhood. There is a new home under construction on Donovan Drive. We need to ensure that this home, as well as all future homes constructed in the neighborhood, will meet all setback guidelines.

RIVERLAKE ROAD RETENTION POND BLOCKAGE

Rick Wilson and Tom McHenry have installed posts and signs.

UNPAID ASSESSMENTS

Karen Howerton provided the Board with a list of all homeowners who still have not paid their annual assessments and/or late fees. A letter is being sent to all delinquent homeowners.

2013 ANNUAL MEETING INFORMATION

The 2013 annual meeting has been scheduled for May 18th at the Seminole Baptist Church. The proposed budget, which was included in the homeowner's packet, was also discussed.

NEW BUSINESS

MILEAGE EXPENSES

The Board discussed the payment of mileage to Board members and other homeowners who do association business. It was agreed that the association would pay the mileage rate for 2013 as provided by IRS regulations.

ADJOURNMENT

Rick Mathisen motioned to adjourn the meeting. Tom McHenry seconded. The meeting adjourned at 6:15 PM.