



# SLOA



## Board Meeting – December 11, 2012

### **BOARD MEMBERS PRESENT:**

Jeanie Bettcher, President  
Karen Howerton, Treasurer/Secretary

Rick Wilson, Director  
Tom McHenry, Director

**MEETING LOCATION:** Home of Karen Howerton

**SLOA MEMBERS PRESENT:** NONE

The meeting was called to order at 6:40 p.m.

**MINUTES:** Following corrections and additions, the November 1, 2012 minutes were approved.

### **TREASURER’S REPORT:**

#### ***Balances as of December 11, 2012***

|                            |             |
|----------------------------|-------------|
| Checking Account.....      | \$41,481.19 |
| Money Market Account ..... | \$86,728.21 |

#### ***Payments/Deposits (November 2, 2012-December 11, 2011)***

|   |           |
|---|-----------|
| Check 2105: ECBC Water Authority .....            | \$ 21.79  |
| Check 2106: Sam's Club (Labels for Mailing) ..... | \$ 18.26  |
| Check 2107: John H. Davis (Pond pump).....        | \$ 428.00 |
| Automatic Draft: Baldwin EMC .....                | \$ 190.00 |

|                                 |          |
|---------------------------------|----------|
| Interest: Checking Account..... | \$ 1.73  |
| Interest: Money Market.....     | \$ 10.99 |
| Deposit: Lien Fee .....         | \$ 35.00 |

### **OLD BUSINESS**

#### **SEMINOLE LANDING EAST ENTRANCE**

Rick Wilson secured MG Electrical, a licensed electrician, to replace the existing receptacles, flood light and 100 amp box in front of the east entrance sign. This work is now complete.

#### **SLOA RIGHT-OF-WAYS / TREE CLEARING**

Rick Wilson, Tom McHenry, Dennis Williams and Rick Mathisen collectively cut back the underbrush that had begun to grow into the open boat launch area. At the Board’s request, Scott Ames removed the large oak branch from the tree in his yard that was hanging over Erin Pond Road West.

The Board will ensure that the grounds maintenance contractor clears all brush growing in the association's right-of-ways and clear all ditches in early 2013 before the new growth begins and after the dead leaves have fallen.

**SLOA NEWSLETTER**

Jeanie noted that due to time constraints she has not been able to complete the newsletter as scheduled. Since the 2013 assessment invoices will be mailed in early January, the Board agreed to wait and send the newsletter at that time.

**SWEETWATER LOOP / WELL & POLE REPAIR**

MG Electrical also installed a new electrical pole, replaced the 100 amp box, and put in a new 30/20 breaker at the Sweetwater Loop common area.

**UNPAID ASSESSMENTS**

The board has agreed to move forward with foreclosure proceedings against Mark Pipkin who has not paid the past six annual assessments, the 2009 special assessment, late fees, filing fees and attorney's fees. Mr. Pipkin currently owes the Association approximately \$2,182.16.

**PENDING LAND SALE ALONG HIGHWAY 90**

Rick Wilson said he saw a bulldozer on the property that runs along Highway 90 and Erin Pond Road earlier today. The Board does not know the status of the property's ownership at this time.

**NEW BUSINESS**

**SEMINOLE LANDING EAST ENTRANCE**

1. MAINTENANCE: The erosion from lack of ground cover is escalating along both sides of the hill at the east entrance. Further erosion could lead to damage of the ditches and/or the road. As foliage/grass placed in these areas cannot survive without water, the Board voted to hire a contractor to install sprinklers up both sides of the hill. Once installed, some form of ground cover will be incorporated along the Association's right-of-way on both sides of the hill.
2. As the Board never heard back from the individuals who offered to design a new layout for the east entrance, they have elected to erect two small retaining walls and add a bit of new foliage to this area. Cost should be minimal and the work will be done by volunteers.
3. CHRISTMAS DECORATIONS: Jeanie said she would send out an all-hands notice to those that live in Seminole Landing in the event someone would like to decorate this entrance sign for Christmas.

**CREVERLING HOUSE PLANS**

The Creverlings provided a copy of their house plans for the Board's review. Their set-backs and square footage are in compliance with the covenants.

**ADJOURNMENT**

Rick made the motion to adjourn the meeting, Tom seconded, and the meeting adjourned at 7:30 p.m.