



# SLOA



## *Board Meeting – December 6, 2016*

### BOARD MEMBERS PRESENT:

James Mann, President  
Rick Mathisen, Vice President  
Karen Howerton, Secretary/Treasurer

Ronald Griffin, Director  
Rick Wilson, Director  
Rodney Melvin, Director

### MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 5:58 PM. All members of the Board were present for the meeting.

MINUTES: Minutes from previous meeting were approved via email prior to this meeting.

### TREASURER'S REPORT:

#### **Balances as of December 6, 2016**

Checking Account.....	\$ 51,377.68
Money Market Account .....	90,120.90
Emergency Money Market Account.....	25,020.56
TOTAL.....	\$ 166,519.14

#### **Payments (October 14, 2016 to December 6, 2016)**

Check 1663: Rick Wilson (Circuit Breaker).....	\$ 9.30
Check 1664: Helena Chemical Company (Herbicide for Ponds).....	105.67
Check 1665: Blue Orchid Landscaping (Cut #10).....	900.00
Check 1666: Storage Stop (Storage fee- 3 Months).....	106.44
Check 1667: Dallas Drilling Company (Control Box Pond).....	494.00
Check 1668: Rick Wilson (Circuit Breaker for Pond).....	9.30

Automatic Draft: Baldwin EMC (Electric – Oct.-Nov. 2016).....	\$ 366.00
ECBC Water Authority (Water – Sept.-Oct. 2016).....	43.58

TOTAL PAYMENTS..... \$ 1,948.43

#### **Deposits (October 14, 2016 to December 6, 2016)**

Interest: Money Markets.....	\$ 8.77
Other: Return of Fencing Material for Credit.....	86.22
TOTAL DEPOSITS: .....	\$ 94.99

UNPAID ASSESSMENTS – Liens filed 8-25-16 for 3 homeowners  
PARTIAL PAYMENTS – Lien filed in 2015 for 1 homeowner  
TURNED OVER TO ATTORNEY FOR COLLECTION – 1 homeowner

Treasurer's report approved and accepted.

## **OLD BUSINESS**

BOAT LANDING IMPROVEMENTS: The survey to the boat launch area has been completed. There was discussion regarding the proposed dimensions of the new driveway down into the pull-out section of the boat launch. We will solicit two bids to pave the new driveway and possibly the turnaround area. Rodney Melvin volunteered to draw a plan for the work to be accomplished. Ron Griffin and James Mann will obtain estimates of costs from interested contractors.

DOCKS/PIERS IN DISREPAIR: Repair work is completed. Rick Wilson has treated and pressure-washed the boat dock. James Mann and Dennis Howerton painted the dock area with non-skid paint.

LAWN CARE CONTRACT: Based upon feedback from the members of the Board and from other homeowners, we will be reopening bids for lawn care in 2017. A new contract will be formalized which sets out exactly what areas need to be maintained and mowed. After this is accomplished, we will invite bids from interested parties.

SEMINOLE LANDING EAST ENTRANCE CULVERT REPAIR: The repairs to the culvert have now been accomplished. Funds for this work were approved by Board members per email and phone calls.

DONOVAN LANDING ENTRANCE: The owners of the adjacent property will be contacted so we can obtain permission from them to go on their property to remove the entrance sign posts. As soon as these posts are removed, the issue of where to erect the entrance sign will be addressed.

## **NEW BUSINESS**

PRIVACY FENCE ISSUE: The Board had been contacted by a homeowner regarding a privacy fence issue which might violate the covenants. Prior to erection of this fence, the Board, as provided in the covenants, was contacted for permission. The Board had approved the placement of this fence due to a safety issue with a retaining wall, and the fence was erected as approved.

BOAT LAUNCH USAGE: The Board was notified that a member of a homeowner's family was using the boat launch to commercially log the river and blocking access to the dock with cut logs, and that photographs had been taken of the blockage. The

Board requested that copies be provided to them. However, as of this date, we have not received copies of the pictures.

REPAIR OF FADED STOP SIGNS: It has been noted that several stop signs in the area are faded. Therefore, Rick Wilson volunteered to call the State Highway Department to see if they will assume responsibility for replacement of these signs.

STREET LIGHT AT EAST ENTRANCE: The street light at the east entrance to Seminole Landing is not working. Karen Howerton volunteered to call the electric company for repair of this light.

USE OF POND WATER FOR IRRIGATION SYSTEM: The Board has been notified that a homeowner who has just purchased a home in the subdivision has been using Big Erin Pond as a water source for their lawn sprinkler system. In the past, Big Erin Pond, as well as all ponds, have had problems with low water levels due to this practice, and all homeowners were notified to discontinue using the ponds as a water source. Rick Wilson volunteered to contact the homeowner to notify them of the prohibition of using ponds as a water source for their irrigation system.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 6:57 PM.