



# SLOA

Board Meeting – January 10, 2013



**BOARD MEMBERS PRESENT:**

Jeanie Bettcher, President  
Dennis Williams, Vice-President

Tom McHenry, Director  
Rick Mathisen, Director

**MEETING LOCATION:** Home of Tom McHenry

**SLOA MEMBERS PRESENT:** NONE

The meeting was called to order at 5:35 p.m.

**TREASURER'S REPORT**

As Karen was out-of-town, no treasurer's report was presented.

**OLD BUSINESS**

**SEMINOLE LANDING EAST ENTRANCE**

In Rick Wilson's absence, Tom McHenry presented tentative plans and estimated costs for laying ground cover. Two more bids will be received prior to a final decision being made as to cost and type of ground cover.

Dennis Williams suggested that a light also be installed at the Donovan Landing entrance. The Board agreed that upon completion of the east entrance's maintenance work, Rick Wilson would meet with an electrician to get an idea as well as tentative costs to have a light installed.

**SLOA NEWSLETTER**

Jeanie stated that the newsletter would be completed within the week. A copy will be mailed along with everyone's 2013 annual assessment invoice.

**UNPAID ASSESSMENTS**

The board has agreed to move forward with foreclosure proceedings against Mark Pipkin. He currently owes for the past six annual assessments, the 2009 special assessment, late fees, filing fees and attorney's fees. His outstanding balance is approximately \$2,182.16. Rick Mathisen is going to contact an attorney he knows that has experience with foreclosures. This issue will be re-visited at the next Board meeting.

**PENDING LAND SALE – HIGHWAY 90 & ERIN POND ROAD PROPERTY**

Jeanie shared with the Board that a homeowner had informed her that they knew of the company that purchased the property and that the company was known to build and then lease completed structures to Dollar General. No further information is known.

**NEW BUSINESS**

**2013 ANNUAL ASSESSMENT INVOICES**

In Karen's absence, Jeanie will have the invoices printed. Karen will complete their processing upon her return.

**CREVERLING HOUSE CONSTRUCTION**

It was noted that Erin Pond Road is being damaged by the large trucks, trailers and/or heavy equipment being used to prepare the ground, lay the foundation, etc. for the Creverling's new home. It has been explained to the homeowners that they (or their construction crews) will be held liable for any damages and all repairs to the road.

As for the concrete drainage ditch, it is not possible to determine from the top whether or not the large trees in the ditch are doing damage to the concrete. Any damage that appears within the first year upon completion of their home's construction must be repaired by the Creverlings.

**BOARDWALK AND RIVERFRONT COMMON AREA**

It was noted that someone had planted large plants/bushes on SLOA property. Rick Mathisen is going to visit the area and share his findings with the Board. No shrubbery is to be permitted on this common area property as it was originally intended for all homeowners to have access to the river for fishing and/or swimming purposes.

**GRADY & SHARON HALL'S STYX RIVER HOME/PROPERTY**

It was noted that Sandra Crosby purchased this property in November 2012. The Board was never contacted by any title company in regards to the sale of this property. Jeanie said she would go meet with Mrs. Crosby's to ensure she was aware of her set-backs, the covenants, etc.

**JEANNINE OLSON'S ERIN POND HOME/PROPERTY**

Jeanie informed the Board that she had paid a visit and met the new owner, Robert Taylor. Mr. Taylor owns the orange colored title loan building next to Uncle Bubba's on Highway 90.

### **SUSPICIOUS ACTIVITY**

There was discussion concerning a woman visiting the neighborhood after dark that wore all dark clothing and would knock on homeowner's doors seeking help because of her destitute situation. On one such attempt, a good hearted homeowner fixed her a meal and then drove her to her destination (the gas station at the intersection of Highways 90 and 87). Two days later she was back in Seminole Landing knocking on doors.

Jeanie is going to send out a homeowner email alert so members can be on the lookout for this individual (and other strange activity and/or vehicles) in order that they may better protect themselves from possible property loss.

### **ADJOURNMENT**

Dennis made the motion to adjourn the meeting, Tom seconded, and the meeting adjourned at 6:45 p.m.