



SLOA



Board Meeting-January 22, 2018

BOARD MEMBERS PRESENT:

James Mann, President
Karen Howerton, Secretary/Treasurer
Rodney Melvin, Director

Rick Mathisen, Vice-President
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:07 PM. All members of the Board were present with the exception of Ronald Griffin.

MINUTES: Minutes from previous meeting had been previously approved by email.

TREASURER'S REPORT:

Balances as of January 22, 2018

Checking Account.....	\$	44,067.03
Money Market Account		90,169.54
Emergency Money Market Account.....		25,028.70
TOTAL.....	\$	159,265.27

Payments (June 23, 2017 to January 22, 2018)

Check 1698: Bayshore Landscapes (Boat Dock Driveway-1/2).....	\$	3,492.38
Check 1699: Storage Stop (Storage fee – August 2017-January 2018).....		212.88
Check 1700: Baldwin County Probate (Lien Release).....		13.00
Check 1701: Bayshore Landscapes (Cut #5).....		990.00
Check 1702: Bayshore Landscapes (Boat Dock Driveway-final).....		3,492.37
Check 1703: Raber Surveying (Survey Sweetwater Loop Common Area)...		450.00
Check 1704: Bayshore Landscapes (Cut #6).....		990.00
Check 1705: J. P. Coleman, Attorney (Meeting/2 Opinions).....		555.16
Check 1706: Alabama Judicial Data Center (Bond-TRO).....		500.00
Check 1707: Bayshore Landscapes (Cut #7 and Tree Trimming).....		1,890.00
Check 1708: J. P. Coleman (Draft Documents).....		459.25
Check 1709: Norma Giles (Annual Audit).....		400.00
Check 1710: Bayshore Landscapes (Cut #8).....		990.00
Check 1711: J. P. Coleman (Preparation).....		20.00
Check 1712: Bayshore Landscapes (Cut #9).....		990.00
Check 1713: J. P. Coleman (Service of Summons).....		252.50
Check 1714: Bayshore Landscapes (Cut #10).....		990.00

Check 1715: Karen Howerton (Colored Printer Ink and Mileage).....	132.64
Check 1716: J. P. Coleman (Trial Prep, Court and Filing Fee Summons).....	788.05
Check 1717: J. P. Coleman (Research and Response TRO Appeal).....	480.00
Check 1718: Baldwin County Probate (Property Tax).....	5.16
Check 1719: Skipper Insurance (Board Liability).....	1,764.00
Check 1720: Bayshore Landscapes (Tree Trimming).....	900.00
Check 1721: J. P. Coleman(Letter).....	40.00
Check 1722: Karen Howerton (Black Printer Ink).....	74.88
Check 1723: J. P. Coleman (Research and Documents-TRO Appeal).....	3,394.00
Check 1724: Rick Wilson (Part for Turtle Trap Repair).....	10.98
Automatic Draft: Baldwin EMC (Electric – July-December 2017).....	\$ 1,088.72
ECBC Water Authority (Water – July-December 2017).....	316.14
TOTAL PAYMENTS.....	\$ 25,745.79

Deposits (June 23, 2017 to January 22, 2018)

Interest: Money Markets.....	\$ 30.56
Late Annual Assessments.....	2,012.77
Baldwin EMC Refund.....	22.28
TOTAL DEPOSITS:	\$ 2,065.61

UNPAID ASSESSMENTS – 5 homeowners (Late notices sent as part of invoices)

TURNED OVER TO ATTORNEY FOR FORECLOSURE – The homeowner paid prior to court date and final payment received from attorney on 1/9/18 for \$1510.41

INVOICES for 2018 were mailed out to all homeowners (including follow-up non-payment notices for 2017) on January 16, 2018.

The Treasurer’s report was accepted as shown.

OLD BUSINESS

HOLDING POND OFF OF DONOVAN DRIVE/RIVERLAKE – At the annual meeting held in June 2017, a committee was established to study this issue and determine what needed to be done to ensure proper drainage of the pond. At the meeting, Danny Frederick and Jeanie Bettcher volunteered to be a part of this committee. Since Jerry McDonald had indicated an interest in this problem, the committee indicated that they would ask him to be a part of this committee. As of this date, no information has been received by the Board from the committee. Survey of the holding pond on Riverlake/Donovan Drive will be put on hold until the Board has received a report from the committee. James Mann indicated that he will contact the committee for information as to progress.

SPEED ISLANDS ON ROADS - At the annual meeting, Jeanie Bettcher volunteered to obtain additional information concerning this issue. As of this meeting, no information

has been received. James Mann indicated that he would follow up with Jeanie regarding this matter.

COVENANT VIOLATION ISSUE - This lawsuit is ongoing. On October 2, 2017, Judge Bishop upheld the request for a temporary restraining order, stopping further construction of the garage, and this decision was appealed by the homeowner. In response to this appeal, the judge delayed the trial from November 29, 2017, until February 28, 2018, to allow all parties time to respond to the appeal. On January 12, 2018, the homeowner filed a counter claim and third-party complaint against SLOA and all Board members. James Mann, Rick Wilson, and Karen Howerton have been served with subpoenas. The insurer for SLOA and Board members has been contacted regarding this lawsuit, and we are awaiting instructions from the insurance company.

HARASSMENT OF HOMEOWNERS - Several Board members had a productive meeting with Sheriff Mack last month regarding the continued harassment of homeowners by other homeowners. Vandalism at several common areas, drinking while riding four-wheelers, and speeding on Association roads was discussed. The Sheriff promised that he would look into these situations. Since the meeting, additional patrol cars have been noticed in the neighborhood especially on the weekends when most problems seem to arise. Sheriff Mack stated that all homeowners should call the Sheriff's office immediately when any problems/situations arise.

NEW BUSINESS

COVENANT ISSUE – A homeowner is proposing to build a shed/garage to house lawn and other equipment on a vacant lot. Since this may not be allowable under the covenants, the Board agreed that it would seek advice from the developer as to the intent of the wording of the covenants as well as our attorney.

RIGHT OF WAY REPAIR - Several areas of the right of ways need repair with fill dirt and sod. The Board agreed in the past to delay repairs until early spring 2018. We do not want sod planted while hot, and then having to provide water to survive. This issue will be reconsidered by the Board in the near future.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:16 PM.