

SLOA

Board Meeting – July 21, 2011

BOARD MEMBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Secretary
Leslie Powell, Director

Dennis Williams, Vice-President
Dave Parra, Treasurer
Rick Wilson, Director

MEETING LOCATION: Home of Leslie Powell

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 5:31 p.m. by Jeanie Bettcher.

MINUTES: The June 23, 2011 Board minutes were approved prior to this meeting via email.

TREASURER'S REPORT:

Balances as of July 21, 2011

Checking Account	\$32,932.91
Money Market Account	86,131.02

Payments/Deposits (June 24, 2011 – July 21, 2011)

Check 2022: My Storage Space (July-Sept. Rental)	\$103.20
Check 2023: Jared Lyles (Wells Fargo Lien Release)	35.00
Check 2024: Paul Fish Farms (2 Turtle Traps)	336.00
Check 2025: Pat's Bobcat Service (Cut #3)	1200.00
Check 2026: Pat's Bobcat Service (Cut #4)	1200.00
Check 2027: ECBC (Water)	21.79
Check 2028: Jeanie Bettcher (office supplies)	277.16
Check 2029: Jeanie Bettcher (Fencing material)	449.12
Check 2030: Pat's Bobcat Service (Cut #5)	1200.00
Automatic Draft: Baldwin EMC (Meter 38309254-P3)	191.00
Automatic Draft: Baldwin EMC (Meter 81158786-P2)	98.00
Automatic Draft: Baldwin EMC (Meter 46987423-P1)	285.00
Automatic Draft: Baldwin EMC (Meter 38309254-P3)	98.00
Automatic Draft: Baldwin EMC (Meter 81158786-P2)	106.00
Automatic Draft: Baldwin EMC (Meter 46987423-P1)	285.00

Deposit: 2011 Annual Assessments/Late Fees/ Lien Recoveries	1791.10
Interest Money Market	42.45

OLD BUSINESS

Signage

Dave indicated that he will email Jeanie the information regarding the DEAD END signs for Donovan Drive and Erin Pond West.

Quicken Software and Other Computer Issues

At the last Board meeting, the Board approved the idea of the codes which will be used to identify expenditures in Quicken. **The codes are outlined below and will also be added to the SLOA website for future reference.**

SLOA EXPENDITURE CODING

ADMINISTRATION

- 100 Admin - Audit
- 101 Admin – Bldg Rental (annual and board meetings)
- 102 Admin – Copies
- 103 Admin – Insurance (liability and board coverage)
- 104 Admin – Legal (attorney fees, filing fees, etc.)
- 105 Admin – Office Supplies (envelopes, pens, storage containers, hanging files, ink cartridges, paper etc.)
- 106 Admin – Postage
- 107 Admin – Property Taxes
- 108 Admin –SLOA Website
- 109 Admin – Storage (SLOA Records/Signs)
- 110 Admin – Laptop (maintenance, upgrades, software programs, backup storage/drive, etc.)
- 111 Admin – Other (surveys, etc.)

MAINTENANCE

- 200 Maintenance – Entrances (signs, plants, curbing, etc.)
- 201 Maintenance – Boat Dock and/or Launch Area
- 202 Maintenance – Grounds: Common Areas (grass cutting/tree trimming of right-of-ways, etc.)
- 203 Maintenance – Grounds: Miscellaneous (ditch repairs, pot holes, fertilizer, tree cutting, etc.)
- 204 Maintenance – Ponds (fertilizer, herbicides, algae control, wells, aerators, turtle traps, etc.)
- 205 Maintenance – Other (Hurricane/storm damage repairs, tree removal, etc.)

UTILITIES

- 300 Power – Baldwin EMC
- 301 Water – ECBC Water Authority

FINANCIAL

- 400 – Deposit: Annual Assessments
- 401 – Deposit: Unpaid assessments obtained through liens
- 402 – Deposit: SLOA Money Market Account Transfer
- 403 – Deposit: Interest
- 404 – Deposit: Other (utility credits, tax credits, etc.)
- 405 – Expense: New Checks / Deposit Slips
- 406 – Expense: Returned Checks
- 407 – Expense: Insufficient Funds

CAPTIAL IMPROVEMENTS

- 500 – TBD
- 501 – TBD

April 20, 2011 Annual Meeting Minutes

A draft of these minutes is now online on the SLOA website and available for review by homeowners. They will not become official until reviewed and approved by the Members at the 2012 annual meeting.

SLOA Entrances and Other Property Issues

Donovan Landing Entrance: Due to the continuing damage from vehicles parking on SLOA property at the entrance to Donovan Landing, additional chain to protect this property was ordered and has finally been received from Tractor Supply. Dennis Williams, Rick Wilson, Leslie Powell, and Dennis Howerton will finish installing this chain tomorrow morning.

Road Right-of-Way Ditches: Regarding the repairs to the ditches and right of ways, the Board will be driving around all parts of the neighborhood to see exactly what repairs are needed. We have not been able to repair these areas due to the lack of rain. These areas will be marked with orange landscaping paint to show exactly where the repairs are needed. Jeanie will pick up three cans of this paint. The Board will seek bids from three different vendors to complete this work.

Grounds Maintenance: To date Pat's Bobcat Service has performed and been paid for 5 of the 10/12 contracted grass cuttings. Rick commented on the good job which has been done.

Little Erin Pond: The well pump has been turned on in Little Erin Pond due to the lack of rain. There is no water movement. When we receive sufficient rain, the pump will be turned off.

Past Due Accounts /Late Fees /Liens Filed

Jeanie showed the Board a copy of a lien which has been filed. She stated that each lien must show information which is specific to each lot and to each phase within the Association. This requires considerable research at the Baldwin County Courthouse to insure that each lien filed is accurate.

She also presented the Board with a copy of a spreadsheet which identifies lot owners who have past due accounts. The spreadsheet contained the amounts owed, late fees and accrued interest, as well as any payments made toward their debt. This spreadsheet will be updated on a regular basis to ensure accuracy of accounts. The Board is striving to ensure that all records are accurate and up to date.

Letters have been sent to lot owners who have outstanding fees. Jeanie stated that she has also talked personally to some homeowners who have had questions and/or have not paid.

Covenant Changes

One change has been made to the cover letter which will be mailed to the members with the covenant changes. It was felt that this change would make this letter easier to understand. The Board agreed with the change to the letter. The covenant changes with this cover letter will be mailed to the homeowners in the near future.

NEW BUSINESS

Notary Public

Due to the cost and availability of a notary public, the Board discussed the issue of having the Secretary of the Board become a notary. Karen said that she would research the cost and training required of an AL Notary Public.

Wireless Printer

It was suggested that it would be beneficial to the Board to have a wireless printer/scanner. The Board will look into prices for these.

Lily Pads in Little Erin Pond

Little Erin Pond has been sprayed to eradicate the lily pads. One homeowner in violation of the bylaws introduced these lily pads into the pond. This pond will be re-sprayed in two weeks to ensure the destruction of these lily pads.

Adjournment

Dennis made the motion to adjourn the meeting. Rick seconded the motion, and the meeting adjourned at 6:23 p.m.