



SLOA



Board Meeting – July 21, 2013

BOARD MEMBERS PRESENT

Jeanie Bettcher, President
Karen Howerton, Treasurer/Secretary
Rick Mathisen, Vice President

Rick Wilson, Director

BOARD MEMBERS ABSENT

Tom McHenry, Director

SLOA MEMBER PRESENT

James Mann

MEETING LOCATION: Home of Karen Howerton

The meeting was called to order at 5:10 p.m.

MINUTES: Minutes of the June 13, 2013, meeting were previously approved by email.

TREASURER’S REPORT:

Balances as of July 21, 2013

Checking Account.....	\$64,400.85
Money Market Account.....	\$86,802.87
Total.....	\$151,203.72

Payments/Deposits (April 19, 2013-July 21,2013)

Check 2123: Blue Orchid Landscaping (cut #1)	\$	900.00
Check 2124: David Parra (signs)	\$	11.68
Automatic Draft: Baldwin EMC	\$	158.00
Check 2125: ECBC Water Authority (water-April)	\$	21.79
Check 2126: Blue Orchid Landscaping (cut #2)	\$	900.00
Check 2127: Norma Giles, CPA (audit)	\$	400.00
Check 2128: Seminole Baptist Church (building rental)	\$	150.00
Check 2129: Karen Howerton (postage, printing, supplies, mileage)	\$	514.57
Check 2130: Blue Orchid Landscaping (cut #3)	\$	900.00
Automatic Draft: Baldwin EMC	\$	193.00

Check 2131: Tom Taylor (fertilizer and herbicide for pond)	\$	397.66
Check 2132: Jeanie Bettcher (domain name renewal for 20 years)	\$	695.84
Check 2133: ECBC Water Authority (water-May)	\$	21.79
Check 2134: My Storage Space (storage fee)	\$	111.00
Automatic Draft: Baldwin EMC	\$	375.00
Check 2135: Blue Orchid Landscaping (cut #4)	\$	900.00
Check 2136: Jeanie Bettcher (unpaid tax on storage unit)	\$	7.86
Check 2137: Blue Orchid Landscaping (cut #5)	\$	900.00
Check 2138: ECBC Water Authority (water-June)	\$	30.16
Check 2139: Blue Orchid Landscaping (cut #6)	\$	900.00
Deposit: Interest - Checking Acct. (4/13 through 6/13):.....	\$	8.52
Deposit: Assessments and Late fees	\$	1004.50
Deposit: Uncashed Check (Seminole Baptist-April 2012).....	\$	150.00
Deposit: Interest - Money Market Acct. (4/13 through 6/13)	\$	31.87

Since the Treasurer's report was not available at the last meeting on June 21, these figures include all expenditures and receipts after April 18th, which was the date of the last report.

OLD BUSINESS

TOWING COMPANY

Since the members at the May 18 annual meeting voted to approve the cost of towing vehicles which are parked on association property, it will be necessary to order new signs which state that you will be towed and the name and number of the towing company (per ordinance). Jeanie agreed that she will contact the towing company and then order the necessary signs.

ENTRANCE CAMERA RESEARCH COMMITTEE

Based upon the vote of the homeowners at the 2013 annual meeting, an Entrance Camera Research Committee was established. Michelle Nelson, Chair, has indicated that the committee is in the process of researching this issue to provide all necessary information to the Board and homeowners.

LIATRUS LANE - CLAY PIT FENCE

When the Association erected the fence at the west end of Juniper Drive at Browns Landing Road, approximately 50 feet of this fence was erected on property which did not belong to the Association, As noted in the minutes of the last meeting, the owner of this property was erecting a fence and had proposed to remove our fence. After discussion with the owner, Dennis Howerton and James Mann removed the portion of the fence which was not on our property. Since there continues to be a problem with trespassing from Browns Landing Road, it has been proposed to attach this additional fencing to the existing Association fence. However, before this can be done, the homeowner must be contacted. Jeanie stated that she would contact the homeowner to obtain permission to erect the fence.

NEW CONSTRUCTION

A new home is being erected on Juniper Road. Since it appeared that the lot owners' home violated the covenants regarding a side setback, the Board contacted the homeowner regarding this issue. The homeowner adjusted the footprint of the home to conform with the required setbacks as shown in the covenants.

HOMEOWNER ISSUES

Since the issue regarding the homeowner's dock which may be located on Association property (as shown on county maps), has not been resolved, and no survey of the common property and/or adjoining lot is of record, the Board has agreed that we should contact our attorney regarding this matter to determine what action can be taken to resolve this situation.

NEW BUSINESS

BALDWIN EMC

Baldwin EMC has contacted Jeanie and has indicated that their crews will be cutting trees around the power lines along the association roadways. Jeanie stated that she would email all homeowners regarding this issue.

Unpaid Assessments

There are six (6) homeowners who have unpaid assessments and/or unpaid late fees. Jeanie is in the process of filing liens against these homeowners. The Board discussed the possibility of either taking these homeowners to small claims court and/or filing foreclosure action against them as provided in the covenants. The attorney will be contacted to determine the best action regarding this matter.

NEW BOARD MEMBER

As indicated in the minutes of the last meeting, the resignation of Dennis Williams as a Board member left a vacancy on the Board. James Mann has agreed to fill this position as a Director. The Board unanimously agreed to accept James as a member of the Board.

POSITION OF VICE PRESIDENT

The position of Vice President was not filled at the last meeting. Rick Mathison was nominated to fill this position, and based upon a vote, all Board members agreed.

ADJOURNMENT

Karen Howerton motioned to adjourn the meeting, which Rick Wilson seconded. The meeting adjourned at 6:22 PM.