



SLOA



Board Meeting-June 22, 2017

BOARD MEMBERS PRESENT:

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

Rick Mathisen, Vice-President
Ronald Griffin, Director
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:05 PM. All members of the Board were present for the meeting. Tyler Mitchell, Kristi Mitchell, and Bill Vinzant, homeowners, were also in attendance.

MINUTES: No minutes from previous meeting are available for review.

TREASURER'S REPORT:

Balances as of June 22, 2017

Checking Account.....	\$ 67,800.05
Money Market Account	90,135.83
Emergency Money Market Account.....	25,023.06
TOTAL.....	\$ 182,958.94

Payments (March 29, 2017 to June 22,2017)

Check 1680: Rick Wilson (Battery for Sprinkler).....	\$ 13.95
Check 1681: Bayshore Landscapes (Cut #1 and Tree Trimming)	1,890.00
Check 1682: Al Laskowski (Removal Pine Trees-Sweetwater Loop).....	1,000.00
Check 1683: Bob Kleinschmidt (Sod-Donovan Landing Entrance)	240.00
Check 1684: Jay Huff (Stump Grinding-Sweetwater Loop Holding Pond).....	200.00
Check 1685: Bayshore Landscapes (Cut #2).....	990.00
Check 1686: Karen Howerton (Ink for Printing Annual Meeting Documents)..	149.76
Check 1687: James Mann (Replacement-Sprinkler Timer).....	82.40
Check 1688: Rick Wilson (Key for Common Area Lock).....	4.26
Check 1689: Bayshore Landscapes (Cut #2).....	990.00
Check 1690: Larry Gates Construction(Columns for DL Entrance).....	5,500.00
Check 1691: Dixie Woodworking (Refinish DL Sign).....	645.00
Check 1692: Karen Howerton (Stamps and Ink Cartridges).....	284.90
Check 1693: Tom Taylor (Pond Fertilizer).....	154.41
Check 1694: Bayshore Landscapes (Cut #3).....	990.00
Check 1695: James Mann (Hardware for DL Sign Installation).....	54.27

Check 1696: Three Rivers Church (Building Rental).....	150.00
Check 1697: Baldwin County Probate Judge (Lien Release).....	13.00
Automatic Draft: Baldwin EMC (Electric – April-June 2017).....	\$ 496.00
ECBC Water Authority (Water – March-May 2017).....	286.99
TOTAL PAYMENTS.....	\$ 17,678.27

Deposits (February 3, 2017 to March 28, 2017)

Interest: Money Markets.....	\$ 13.26
Annual Assessments.....	8,225.00
Late Assessment Payment.....	685.30
TOTAL DEPOSITS:	\$ 8,923.56

UNPAID ASSESSMENTS – 8 homeowners
 TURNED OVER TO ATTORNEY FOR FORECLOSURE – 1 homeowner

The Treasurer’s report was accepted as shown.

ELECTION OF OFFICERS

James Mann asked for nomination of officers for the year 2017. Rick Wilson suggested that the officers remain the same as the previous year with James Mann as President, Rick Mathisen as Vice President and Karen Howerton as Secretary/Treasurer. This was seconded by Rodney Melvin and was approved.

OLD BUSINESS

DRAINAGE EASEMENT PROBLEM: Based upon additional information received at the 2017 annual meeting, this issue is being reopened. After discussion, it was decided that our attorney should be contacted to determine the extent of our liability in this matter. The developer will also be contacted to obtain additional information concerning stormwater drainage. Also, Mr. Mitchell along with Rodney Melvin and Rick Mathisen have volunteered to relook at this area in the near future to determine the source of any erosion claimed by the homeowner. As agreed at the annual meeting, the homeowner will be contacted regarding our actions.

BOAT LANDING IMPROVEMENTS: James stated that he has contacted the contractor and has told him to go ahead with the paving of the driveway down to the boat launch. He has requested a week’s notice so signs can be posted to notify homeowners of the closing of the area. He has also requested that construction be started on Monday so that the weekend will not be affected.

DONOVAN LANDING ENTRANCE: Construction of the columns at the Donovan Landing entrance has now been completed and the sign has been refinished and rehung.

SURVEYS OF COMMON AREAS: Surveys of the Sweetwater Loop common area and the holding pond on Riverlake/Donovan Drive have been requested and are awaiting completion by the surveyor.

HOLDING POND DRAINAGE ISSUE: At the annual meeting, several homeowners volunteered to be on a committee to study the holding pond drainage issue. I

USE OF POND WATER FOR IRRIGATION SYSTEM: Rick Wilson stated that there have been no further reports of homeowners using pond water for irrigation systems.

DEBRIS ON RIGHT OF WAYS: Rick Mathisen stated that there are still numerous homeowners who are placing lawn debris on our right of ways. Letters will be sent to offending homeowners.

NEW BUSINESS

USE OF ROADS BY LOGGING TRUCKS: The Board has received complaints that Marty Donovan, the developer of our subdivision, who owns the land next to the west side of our subdivision has directed logging trucks to use our roads to access his land, instead of using the other entrance to his land off of Highway 90. According to information received in the past from our attorney, Mr. Donovan has the right of ingress/egress to our roads based upon our deeds and covenants. However, according to the attorney, he does not have the right to damage the roads by changing the use of the roads (from residential to commercial usage). Both Mr. Donovan and the logging company were informed that they would be responsible for any damage resulting from use of our roads. As of yesterday, the logging company is using the Highway 90 entrance.

COVENANT VIOLATION ISSUE: A homeowner has begun construction on a garage within the 10-foot side setback line. The homeowner was verbally notified that he was in violation of the covenants. A letter was also sent by the Board to the homeowner notifying him of the covenant requirements, and this issue will also be referred to our attorney for further action.

SPEED ISLANDS ON OUR ROADS: We have numerous complaints from homeowners regarding speeding on Riverlake and Donovan Drive. It was suggested that the use of speed islands be discussed. During the annual meeting, several homeowners volunteered to be on a committee to address this issue.

DONOVAN CIRCLE PIER: A suggestion was made at the annual meeting to consider rebuilding the pier at the end of the common area on Donovan Circle. This pier was damaged during the last hurricane but the pilings are still there. After discussion, the Board decided that this issue would be tabled until next year due to time constraints.

REPAIR OF RIGHT OF WAYS: Due to damage to grass and resulting erosion, a bid has been requested to determine the cost of filling/sodding damaged areas on the right of ways.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 8:03 PM.