



SLOA



JUNE 23, 2012 ANNUAL MEETING MINUTES

BOARD MEMEBERS PRESENT:

Jeanie Bettcher, President

Karen Howerton – Secretary/Treasurer

Dennis Williams – Vice President

Rick Wilson, Director

MEETING LOCATION: Seminole First Baptist Church

As those in attendance and/or represented by proxy totaled 116, a quorum was established. Association President, Jeanie Bettcher called the meeting to order at 9:30 a.m. Jeanie asked everyone that wished to address the Board to please state their name in order to aid those who were taking minutes.

Jeanie explained that those in attendance were to mark their ballots each time they were called to vote for a specific agenda item. Votes that were called for and marked prior to an individual having to leave the meeting would be counted. Items on that same ballot for which the individual was not present for the vote would be considered a non-vote.

2011 ANNUAL MEETING MINUTES: Jeanie offered the minutes for approval. As there were no corrections or additions to the minutes, Chris McHenry made a motion to accept the minutes. Rose Patterson seconded. Jeanie asked everyone to mark their ballot to approve or not approve the minutes.

She noted ballots were to be turned in toward the end of the meeting at which time they would be tabulated. Those wanting to know the results were welcome to remain until the count was complete.

2012 BUDGET/ TREASURER'S REPORT: Jeanie presented the proposed 2012 budget. There was discussion regarding the increased utility and insurance costs. The ponds maintenance costs were questioned. It was noted that the cost for the catfish was an estimate as the pond committee had not been able to locate a fishery with the appropriated sized fish. Michelle Taylor made a motion to accept the proposed budget. Curtis Smith seconded the motion. Jeanie asked that everyone mark their ballots.

Treasurer Karen Howerton reported that as of June 23, 2012 the Association funds were as follows:

Checking Account	\$53,493.55
Money Market	<u>\$86,600.57</u>
TOTAL.....	\$140,094.12

Discussion ensued regarding the 2011 expenditures. A member questioned the additional insurance payment. Karen explained that the insurance company did not properly bill the Association in 2010. Normally that particular bill is received in the month of November. The insurance agency, however, did not submit the invoice until January 2011. Hence the Association did not make an extra payment. The monies used to pay the January 2011 invoice had been allocated in the 2010 budget.

Karen informed the members that the Association's 2011 records had been audited by Norma Giles, a CPA in Summerdale, AL. [ITEMS AUDITED: SLOA bankbook, deposit slips, invoices and receipts, annual assessment invoices, non-payment correspondence, liens and/or lien releases, etc.] Ms. Giles' report stated: *"In my opinion the financial statements present fairly the assets, liabilities and net assets of the Seminole Landing Owner's Association and its revenues, expenses and cash flow for the year ending December 31, 2011."*

ANNUAL ASSESSMENT: Jeanie noted that the Members are the ones who determine whether or not they want to increase the annual assessment based upon the banking and budget information presented by the Board.

Tom Taylor made a motion that we vote whether or not to increase the annual assessment. James Davis seconded the motion. Jeanie requested that everyone mark their ballot regarding this issue.

BOARD OF DIRECTOR POSITIONS: President Bettcher noted that there were two open board positions. After reaching out to the members for nominees, only two individuals requested their names be placed on the ballot. They are Tom McHenry and Jeanie Bettcher.

Jeanie then called for nominations from the floor; none were submitted. Tom and Jeanie both gave a brief statement as to their backgrounds and where they lived within the Association. Curtis Smith made a motion to vote on the nominees. Ken Fiveash seconded the motion. Jeanie asked everyone to mark their ballots.

SPEED BUMPS/ISLANDS: Jeanie stated that a number of individuals throughout both sides of the subdivision had voiced concerns regarding speeding vehicles on SLOA roads. She indicated that homeowners as well as outside vehicles continue to ignore the designated speed limits for our streets, and it has been suggested that speed humps/islands be installed at strategic areas in an effort to curtail this problem. She noted that in order to pursue the matter further, the Board needed to ascertain whether or not the homeowners wanted to install speed humps/islands on our roads. One homeowner asked if the subdivision patrol persons could stop the speeders. Jeanie noted that

patrollers were fellow SLOA members and had no "lawful" authority to stop speeders. After further discussion, Mike Yonke made a motion to vote on this issue. Linda Williams seconded the motion. Jeanie asked everyone to mark their ballots.

SLOA ROAD FUND: Jeanie stated that homeowners have voiced their concern over the large amount of funds currently in the SLOA accounts. In the past there has been controversy over a "designated road fund". Our covenants state that *"the association shall fund, in a reserve account, such funds as it determines in good faith are necessary and adequate to make periodic repairs and improvements to the private roads and other common areas."*

Based upon homeowner suggestions, the Board is looking to the Members for a decision on whether or not multiple reserve accounts should be established. [An example would be a designated "road fund". This fund would never be used for anything except road maintenance.]

Jeanie further explained the reasoning behind the three options suggested by the Board. Pat _____ said he believed that the Association already had a road fund. Jeanie explained that we have a "reserve" fund which covers the roads as well as the common areas. She said there was no evidence that a specific "road" account had ever been established.

Curtis Smith asked when the roads might need to be repaved and was it necessary to have a reserve account for this purpose? Jeanie noted that when the roads were repaved approximately 5 years ago, the members were told at that time that the roads should remain in good condition for approximately 20 years. The Board, however, feels it would be wise to put money aside in a specific "road" account which would be used strictly for road repairs such as washouts, potholes, cracks, etc.

Tom McHenry noted that some roads are less traveled than others, therefore the next time it would be unlikely that all roads would have to be repaved at the same time.

Charlie Hawk stated that we need to contact the county to look at the roads to see when we will need this and that he will take the responsibility of contacting the county regarding this matter.

Cindy Austin made a motion to vote on the three reserve account options. Rose Patterson seconded the motion. Jeanie requested that everyone mark their ballot.

COVENANT CHANGES: Jeanie stated that at the present time we still do not have enough votes to implement the covenant changes which were mailed to each homeowner. At the present time, eighty (80) homeowners have not responded. Due to the importance of implementing these changes, everyone needs to contact other homeowners to see if they have or have not returned their ballots.

NEW BUSINESS

TREE TRIMMING: Jeanie explained that it is the Association's responsibility to maintain the road right-of-ways as they are considered "common areas". This includes brush removal and tree

trimming. It was noted that Baldwin EMC does trim trees around the power lines. Per the Association's covenants, no foliage can be planted or allowed to grow within the road right-of-ways. Unfortunately some unattended properties have large branches that now hang over and/or into the road right-of-ways which have become a safety issue.

Rick Wilson asked if any of the members would be willing to help with this removal. Jeanie noted that due to the size and height of some of the trees, we would more than likely have to have them professional removed.

Jim _____ asked if the covenants indicated whether or not the responsibility in maintaining the road right-of-way was that of the lot owner and wasn't it the Board's responsibility to ensure that each homeowner maintained the right-of-way on their lot(s) as there might be liability issues. Jeanie said the Board would get with the Association's attorney for clarification, and as such no work would be performed until the Board was clear on the protocol.

PET DROPPINGS: Marion Grubb shared her concern that numerous pet owners allow their pets to come into her and her neighbors' yards to relieve themselves. She has seen individuals who walk their dogs, allow the animal to relieve itself and not bother to take their dog's excrement with them. She strongly feels that people need to control their animals and keep them on their own property.

Jeanie said an email will be sent out to remind people to pick up after their dogs and to stop allowing them to pee on other people's mailboxes.

EMAIL ADDRESSES: Jeanie noted that approximately 85 members have requested, and been assigned, an SLOA email address. SLOA email addresses are a quick means by which the Board can provide information to Members regarding happenings within the Association. To request an SLOA email address contact the Board via theboard@seminole-landing.com.

ADJOURNMENT: The President called for the ballots. As was noted at the beginning of the meeting, the votes will be tabulated upon adjournment. Those wishing to learn the results were encouraged to remain on site.

Marion Grubb made a motion to adjourn. James Davis seconded the motion. The meeting adjourned at 10:31 A.M.