



SLOA



MAY 18, 2013
ANNUAL MEETING MINUTES

BOARD MEMEBERS PRESENT:

Jeanie Bettcher, President	Dennis Williams, Vice President
Karen Howerton, Secretary-Treasurer	Rick Wilson, Director
Rick Mathisen, Director	Tom McHenry, 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 9:40 a.m. She thanked all the homeowners for their attendance and thanked the committee members for their continued help. She asked everyone that wished to address the Board to please state their name in order to aid those who were taking minutes.

2012 ANNUAL MEETING MINUTES: Jeanie offered the minutes for approval. There were two corrections to the minutes noted. Monty Gilbert made a motion to accept the minutes as corrected. 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 at the end of the meeting at which time they would be tabulated.)

SLOA TREASURER’S REPORT: Karen Howerton presented the Treasurer’s report. As of May 18, 2013, the Association was in possession of the following amounts:

Checking Account	;\$68,512.66
Money Market	\$86,781.83
TOTAL	\$155,294.49

The 2012 expenditures were also discussed. It was noted that there were increased costs in printing and mailing due to necessity of a second annual meeting in 2012. The necessity of having a storage unit was also mentioned.

2013 BUDGET: Karen presented the proposed 2013 budget. There was discussion regarding the increases in some expenses such as utilities, insurance, meeting expense, and the decrease in lawn maintenance. Monte Gilbert discussed our new lawn maintenance company. Tom Taylor presented the proposed budget for the 2013 pond and discussed the continued problems with erosion and weeds in the ponds. He stated that the turtles that are trapped are released. He stated that the Pond Committee needs volunteers to help maintain these traps. Also, ponds will be fertilized next year. He had also had talked with an official of Dollar General regarding their holding pond and the possibility of runoff into our ponds.

Rick Wilson stated that one of the maintenance projects performed in 2012 was the hiring to an electrician to replace the power pole, timers, etc., at Sweetwater Pond. Also, the electrician rebuilt the power pole on Donovan Drive. Jeanie mentioned that our domain name for our website had expired recently, and the Board had agreed that it was more cost effective to purchase the name for 20 years, rather than 10 years.

Karen also stated that Norma Giles, CPA, of Summerdale, AL, had performed the 2012 audit of association records, and that there were no problems shown in our records. In her report, she stated that in her opinion our financial statements present fairly the assets, liabilities, and net assets of the owner's association and its revenues, expenses, and cash flows for the year ended December 31, 2012.

Marian Grubb presented a motion to accept the proposed budget and James Mann seconded the motion. Jeanie asked that everyone mark their ballots to approve or not approve the proposed budget.

ANNUAL ASSESSMENT: Jeanie indicated that the Board cannot take a stand one way or another as to whether or not the annual assessment should or should not be increased. The decision must be made by the Members based upon the banking and budget information presented by the Board. Some reasons why or why not the annual assessment should be increased were discussed. There are some projects which need to be implemented in the future, and additional monies will be required for these projects. Jeanie assured the homeowners that they will be kept informed and will vote on all changes. Monte Gilbert made a motion that we vote on whether or not to increase the annual assessment. Danny Frederick seconded the motion. Jeanie requested that everyone mark their ballot regarding this issue.

BOARD OF DIRECTOR POSITIONS: Jeanie opened discussion regarding the open Board positions. It was noted that there were three open positions. The floor was opened for nominations. No nominations were given from the floor. The three nominees, Karen Howerton, Dennis Williams, and Rick Wilson (who had previously volunteered to serve and thus were nominated by the Board) gave a brief statement as to their background and where they lived within the Association. This information was previously provided in the SLOA Member packet. Tommy Taylor made a motion to vote on the nominees. Monte Gilbert seconded the motion. Jeanie asked everyone to please mark their ballots accordingly.

SUBDIVISION SECURITY:

A. Sheriff Hoss Mack, Baldwin County Sheriff

Mr. Mack arrived at 10:15 AM and spoke for more than an hour regarding the security in the neighborhood. The following are the items he addressed in his presentation:

1. Number of those that work within the Sheriff's Department, how many patrol officers are within his department and the extensive area they are required to cover.

2. Changes in the Department's responsibilities over the past 20 years.
3. Why it is unlikely this area will ever have a sheriff's sub-station.
4. How emergency calls are categorized, and the approximate time it takes to handle/process certain calls.
5. Crime statistics for our area for the past 3 years.
6. Steps we as individuals can take to prevent becoming victims of crime.
7. Gun ownership, concealed weapons permits, when is a firearm considered a concealed weapon, and the specifics on actually using a firearm for protection.
8. A forthcoming Baldwin County website that will provide real time criminal activity in our area, and the use of cell phone apps as a means to receive real time crime alerts within 20 minutes of occurrence.

After a session of questions and answers, Sheriff Mack graciously offered to stay until the end of the meeting so as to make himself available to those that might have additional questions or concerns.

B. Entrance Cameras

Numerous homeowners have expressed concern over the recent criminal activity within our Association and would like to have cameras installed at the each entrance of the subdivision to monitor traffic in these areas. Jeanie stated that, if approved by a majority vote of the homeowners, a security committee would be established to study costs of the equipment, as well as the installation and maintenance costs of these cameras. The Board has stipulated that no less than three (3) bids would be considered. After the committee has furnished this information to the Board, it will be disseminated to the homeowners by mail for their approval or rejection. Michelle Nelson made a motion to vote on this issue, and James Mann seconded. Jeanie asked that everyone mark their ballot.

C. Tow Company

Jeanie stated that the Board has received numerous complaints over the years regarding the parking of unauthorized vehicles on Association roads and common areas for extended periods. After speaking with the Sheriff's Department, the Board learned that our Association has the right to have any non-member vehicle towed if not here on official business (excluding visiting friends or family, delivery/service trucks, school buses, and emergency vehicles). However, signs must be posted with specific language at each entrance and common areas, and these signs will cost us approximately \$800.00 - \$1000.00. Then, there may be a cost for each vehicle towed by the tow

company. Michelle Nelson made a motion to vote on this issue and Ron Tuggle seconded the motion. Jeanie asked that everyone mark their ballot.

NEW BUSINESS

LAWN MAINTENANCE: Blue Orchid, our new lawn maintenance company, has provided blue stickers (which were included in your meeting packet) to stick on your mailbox if you do **NOT** want them to mow the Association right of way in front of your house. Please attach a blue dot to the side of your mailbox. If they see this sticker, they will **NOT** mow. If you need additional stickers, please see Jeanie or Karen.

ILLEGAL DUMPING AND PARKING: A homeowner indicated that someone has been dumping brush on the front of his vacant lot blocking the access road into his lot. There also has been cars parked in the cul-de-sac which also block his access. Jeanie indicated that she would send out an email addressing this issue.

BOAT LAUNCH GATE KEYS: There was a question asked regarding the distribution of the keys to the boat dock lock. Jeanie indicated that she had the distribution list of all homeowners who had received keys. It has been the policy that owners of two or more lots would only receive one (1) key. That way in the event they lost their key, they would receive their 2nd key at no cost. Just as a reminder, all keys are numbered and assigned to a specific lot. Whenever a homeowner sells their home/property, their launch key must transfer to the new owners or the seller must pay the buyers \$100.00 at closing so they can get a launch key.

EROSION PROBLEM: One homeowner mentioned the problems with erosion due to clearing of lots. All homeowners who do any clearing should be cognizant of this issue.

VOTING: Jeanie indicated that we were going to count votes after the meeting had been adjourned. It was requested that everyone finish marking their ballots and turn them in to the Board. All homeowners were welcome to stay for the results.

Marion Grubb made a motions to adjourn the meeting. The motion was seconded. The meeting was adjourned at 11:30 A.M.

VOTING RESULTS ARE AS FOLLOWS:

2013 ANNUAL MEETING MINUTES:

113 - Approved 3 - Non Votes

PROPOSED 2013 BUDGET:

113 - Approved 3 - Non Votes

2014 ANNUAL ASSESSMENT INCREASE:

18 - Approved 97 - Disapproved 1 - Non Vote

The 2014 assessment will remain as \$174.90 annually.

BOARD OF DIRECTOR POSITIONS:

2013-2015 BOARD MEMBERS are Karen Howerton, Rick Wilson & Dennis Williams, The votes were tallied as follows:

Karen Howerton - 109

Rick Wilson - 109

Dennis Williams - 109

Dennis Crosby - 2 Write-In Votes

Dave Parra - 1 - Write-In Vote

Jim Kraft - 1 Write-In Vote

ENTRANCE CAMERAS:

61 - Approved 54 - Disapproved 1- Non Votes

A committee will be established and upon completion of their research, proposals with voting ballots will be mailed to each homeowner for their vote.

TOWING SERVICE:

70 - Approved 43 - Disapproved 3 - Non Votes

Signs will be purchased and erected throughout the subdivision.