



# SLOA



## May 14, 2016 ANNUAL MEETING MINUTES

### BOARD MEMBERS PRESENT:

James Mann, President

Rick Mathisen, Vice President

Rodney Melvin, Director

Karen Howerton, Treasurer

Rick Wilson, Director

MEETING LOCATION: Three Rivers Church

James Mann called the meeting to order at 9:35 AM. Pastor Lowrey offered a prayer. A quorum to conduct business was confirmed with the exception of voting on increase in assessments. James Mann stated that the meeting was being recorded to assist in the process of taking minutes and requested that phones be turned off or silenced. James thanked the homeowners who helped the Board in the past year on several projects.

2015 ANNUAL MEETING MINUTES: James offered the minutes for approval. A motion to accept the minutes was made and seconded by Samuel Mayo. James asked that the members mark their ballots regarding the minutes.

TREASURER'S REPORT: Karen Howerton presented the Treasurer's report.

As of May 14, 2016, the Association was in possession of the following amounts:

Checking Account	\$ 73,197.55
Money Market	90,090.87
Emergency Money Market	<u>25,007.99</u>
TOTAL	\$188,296.41

Jeannie Bettcher questioned the purchase of a new sprayer last year. Rick Wilson indicated that the old sprayer had deteriorated to the point it was not usable and a new sprayer was warranted. New sprayer is being stored in the garage of Tom Taylor, Pond Committee Chairman.

The budget for 2016 was presented. Karen Howerton also mentioned that there was an increase in administrative costs due to the purchase of a new computer to replace the 10-year-old computer. At the same time, a printer was also purchased to avoid using Office Depot as a printing source. James Mann indicated that the increase in the Capital Improvement ditch repairs fund was due to the planned repair of the culvert under Donovan Circle which was closed due to debris. The work has not yet started but is in the planning stages. Karen also discussed the erection of fencing at Donovan Landing entrance area to replace the fencing. It was mentioned that the Board had received emails from other homeowners about erecting fencing at other entrances to provide continuity at the entrances, and maintenance free cedar fencing had been purchased to do this. Jeannie suggested that the Board should get approval of all homeowners before the Board should

spend money to improve the common areas. James Mann mentioned that the Bylaws of the Association state that it is the duty of the Board to maintain the common areas. Jeannie stated that fencing was an improvement, not maintenance. It was suggested that there be a show of hands by the homeowners to voice an opinion regarding their approval or disapproval of the fencing. James asked for a show of hands from the homeowners attending, and there were no hands raised for disapproval of fencing. A decrease in storage costs were noted as the Board had relocated the storage room to a different storage facility. Karen stated that Norma Giles had not completed our 2015 audit. Our audit for 2014 showed no discrepancies.

Rick Wilson reported on the pond budget. Weed control by spraying to be done next month when the temperature is hot. Materials have been purchased.

Gary Wilson motioned that the budget should be accepted as proposed. Rose Patterson seconded, and the homeowners were told to mark the ballot.

**ANNUAL ASSESSMENT INCREASE:** The ballot item regarding the 10-cent increase in the assessment is to be disregarded as we do not have a quorum to vote on financial matters. Tom Hall mentioned that we should just go door to door to get votes. Jeannie indicated that the covenants provided procedures for voting on financial matters.

**BOARD OF DIRECTOR POSITIONS:** Rick Mathisen and Rick Wilson are running for re-election. Ronald Griffin was nominated from the floor, and he volunteered to fill the other vacant position. Each of these gentlemen gave a short presentation outlining their qualifications for these positions. James asked the homeowners to mark their ballots for the Board of Director positions. Jeannie mentioned that these positions are for a 2-year term.

**NEW BUSINESS:** Blue Orchid will be doing our lawn maintenance again this year. If you have any problems with them, please let James Mann or Rick Wilson know and they will contact Blue Orchid. There is a continuing problem of homeowners parking on right of ways which prohibits mowing and can cause damage to grass.

All persons using the common areas must be accompanied by a homeowner. We have had some problems with persons fishing and stating that they were told that they could fish by a homeowner. No homeowner was present.

There also is a continuing problem of homeowners placing their yard debris and trimming on vacant lots and/or common areas. Please remember that Baldwin County Solid Waste will pick up your yard debris 2 times per quarter for free. Please be considerate of the other homeowners and not dump on vacant lots. James mentioned that some homeowners have informed us that a camera has been installed to identify the culprits.

Karen mentioned that there are 10 homeowners with unpaid assessments with 1 not paying in 3 years. Karen explained the process of giving notice and then filing liens. Foreclosure proceedings can be initiated in extreme cases.

Leslie Powell was thanked for being our webmaster. He keeps the website updated on information. If you want to receive emails from the Board, you need to provide Leslie or Karen with a current email address. This is confidential as you will be assigned a Seminole-landing.com email address and no one sees your private email address. If you change private email addresses or even your mailing address, please let Karen know so she can update the association records.

James thanked Chris McHenry for taking care of the west entrance every year by weeding and fertilizing the plants.

There are continued problems with four wheelers speeding on the streets and on common areas. Some have been operating after dark without lights. Sheriff's department has informed us that drivers of these vehicles need helmets and driver licenses to operate.

James mentioned that a community yard sale would be beneficial. If anyone is interested, then a committee can be formed to plan this.

The covenants state that no livestock or poultry can be raised in the neighborhood. The Board is sending a letter out to one homeowner who is raising chickens in his yard.

Don Grice mentioned that trolling motors are not allowed on Sweetwater Pond by the covenants and this is not being enforced by the Board. Since it is in the covenants, it cannot be changed except by vote of the Association. Jeannie mentioned that if this is happening, then the Board should be informed. Dennis Howerton stated that everyone in the Association should take responsibility to enforce the covenants, and not just call the Board. Rick Wilson mentioned that common areas except the boat launch are closed from sunset to sunrise as a courtesy to homeowners who live on the ponds.

Chris McHenry mentioned that someone in the neighborhood have a kennel and are raising dogs for sale. If names and addresses are provided, then a letter can be sent to them.

James welcomed the new homeowners to our neighborhood.

ADJOURNMENT: Rick Wilson made a motion to adjourn and Sam Johnson seconded. It was approved. The meeting was adjourned at 10:27 AM

VOTING RESULTS ARE AS FOLLOWS:

2015 Annual Meeting Minutes

97 - approved

1 - non-votes

Proposed 2016 Budget

96 - approved

2 - non-votes

2016 Annual Assessment Increase

Issue tabled due to lack of quorum

BOARD OF DIRECTORS POSITIONS

Rick Wilson - 93 votes

Rick Mathisen - 88 votes

Ronald Griffin - 13 votes

Dora Powell - 2 votes

Tom McHenry - 2 votes

Paul Wragg – 2 votes

Keith Coster – 2 votes

2016 - 2018 BOARD MEMBERS

Rick Wilson

Rick Mathisen

Ronald Griffin