



SLOA

June 17, 2017 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 9:30 AM. All Board members are present with the exception of Ronald Griffin. Pastor Lowrey offered a prayer. A quorum to conduct all business including financial was confirmed. James Mann stated that the meeting was being recorded to assist in the process of taking minutes. Michelle Taylor and J. C. Penny have volunteered to take minutes of the meeting. James thanked all the persons who had helped with registration this morning and also the persons who had helped the Association during the past year.

2016 ANNUAL MEETING MINUTES: James offered the minutes for approval. Jeannie Bettcher stated that the minutes should be corrected to show that she stated that the Board should not (instead of cannot) make capital improvements without getting the vote of the homeowners. A motion to accept the minutes with the amendment mentioned was made by Erin Roberts and seconded by Chris Creverling. James asked that the members mark their ballots regarding the minutes.

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

As of June 17, 2016, the Association was in possession of the following amounts:

Checking Account	\$ 67,737.94
Money Market	90,143.36
Emergency Money Market	<u>25,024.32</u>
TOTAL	\$182,905.62

A listing of all expenditures for 2016 was presented, and no questions were asked. Karen stated that eight (8) homeowners were behind in payment of their assessments, and one (1) of these has been turned over to the attorney for foreclosure proceedings as per the bylaws with the court case scheduled in December. It was mentioned that invoices are mailed out in January of each year and payments are late if received after March 31.

2017 BUDGET: The association and pond budgets for 2017 were presented. Tom Taylor talked about the necessity for weed control based upon recommendations from Fish and Wildlife experts. A new fertilizer is being used, and all ponds have been sprayed with exception of south end of Big Erin Pond. He asked that all homeowners be careful spraying herbicide or an ant killer ensuring that the product is not harmful to fish.

Please check the labels of the products. Three beavers have been trapped, with one killed. More have returned and are causing damage to ponds. The trapper has been re-contacted and will trap them at no charge. Another concern is the rules governing use of the common areas. No fishing after sunset is allowed, and all guests must be accompanied by the homeowners. If you do not feel comfortable approaching the person violating the rules, you may call a Board member and/or take a picture of person and/or their license plate for identification purposes. Erosion and run off causing sand in ponds was also discussed, along with the addition of lily pads to help the fish. Tom also thanked the other members of the pond committee for their help.

Since there were no further questions regarding the budget, Linda Davis made a motion to accept the budget, and Erin Roberts seconded. James directed attendees to mark their ballots.

ANNUAL ASSESSMENT INCREASE: Karen Howerton stated that it would be helpful both to the Treasurer and the homeowners to round the annual assessment up by \$.10 to an even \$175.00. Gary Wilson made a motion to vote on the increase to the assessment, and Jeannie Bettcher seconded. James indicated that the ballots should be marked.

BOARD OF DIRECTOR POSITIONS: James Mann, Rodney Melvin, and Karen Howerton are running for re-election for another two (2) year term. Each of these persons summarized their qualifications for these positions. James asked the homeowners to mark their ballots for the Board of Director positions.

OLD BUSINESS: During 2016-2017, there have been several culvert/road repair projects. Donovan Circle culvert repair was accomplished with a culvert being put underneath the road. Repair was also done to the eastern entrance Seminole Landing culvert. The boat dock was painted with non-skid paint. Fencing was installed at one of the entrances. There are plans to clean the boardwalk at the Donovan Circle common area.

The Board has accepted a bid and is in the process of scheduling the paving of the driveway at the boat launch. Mary Leahy mentioned that we should contact the Corps of Engineers for any repair work in a flood plain. A Board member noted that all work was being done by licensed and bonded contractors who were responsible for obtaining the necessary permits/approvals, and this driveway would not reach the water but would attach to the old one. The circuit breaker on the pump at Big Erin Pond was also replaced.

James stated that homeowners are still leaving yard debris in the road right of ways, which is killing the grass and causing erosion. Baldwin County Solid Waste will pick up yard debris two times a quarter free of charge. Please call them to schedule pick up. Also, vehicles are being parked for extended periods on the right of ways, which kills the grass and prohibits mowing. Jeannie Bettcher said that the homeowner can be accessed for the costs of repairs to the right of way. James indicated that a letter would be sent to all homeowners who do not remove their yard debris in a timely manner.

There were complaints regarding areas that were eroding along the right of ways. Mary Leahy stated that the lawn maintenance company was causing damage by cutting the right of ways too short and weed-eating around signage. Jeannie Bettcher said the homeowner should email the Board with the location of any problem areas and Rick Wilson said the Board would look into any complaints.

NEW BUSINESS: The entrance sign at Donovan Landing has now been reinstalled. The cost was approximately \$5,500.00 to rebuild the block/rock columns to hold the sign.

James stated that our new lawn maintenance company, Bayshore Landscapes, seems to be improving after the first couple of cuts. If you have any problem with the lawn care people, please call him. Put a blue dot on your mailbox if you do not want them to cut your right of way. They are not required to weed-eat around private mailboxes. They will weed-eat around culverts that are located in the right of way.

Danny Frederick stated that he and his neighbor, Mr. McDonald, had been flooded because the holding pond behind him had overflowed. He asked if the holding pond could be dug deeper. James stated that the holding pond and three (3) other common areas had been owned by the developer, and in April 2017, after much discussion between the Board and Mr. Donovan, he signed these properties over to the Association. James asked that the affected homeowners form a committee to look at possible repairs to the holding pond and report to the Board. Danny Frederick and Jeannie Bettcher volunteered, with Jerry McDonald as a possible member.

Danny Frederick wanted to know if he could dig his culvert deeper. Rick Wilson indicated that the Board would get together with him to determine exactly where he wanted to dig. It was mentioned that a lot of homeowners allowed their culverts to fill up with debris which blocks water flow and causes flooding in their and/or neighbor's yards. Please clean out the culverts in front of your house. Please also do not throw trash in the culvert area along the streets.

Jeannie Bettcher inquired regarding the rebuilding of the boat dock at the common area on Donovan Circle. James indicated that this would be discussed at a future board meeting.

Tom McHenry indicated that there was a lot of speeding by cars, school buses, and four wheelers on Riverlake and Donovan Drive. This was reported to the Sheriff but nothing could be done without observation by a deputy. He stated that speed bumps were discussed several years ago, but were not approved by the homeowners. James asked Tom McHenry to volunteer to serve on a committee to study this issue of speed bumps/islands, and asked for other volunteers to serve on a committee to study this issue. Jeannie Bettcher stated that she would get some information to the Board regarding this matter.

Karen Howerton thanked Leslie Powell for his hard work on maintaining the website for the Association. She also asked that the homeowners notify the Board of any changes in

ownership, addresses, phone numbers and/or email addresses. Information sheets are available for completion at this meeting.

She also thanked Chris McHenry for her hard work and tireless efforts in taking care of the West Entrance to Seminole Landing with fertilizer and plants.

James turned the floor over to Mary Leahy who indicated that she has a drainage problem which is causing erosion of her property as well as a mosquito problem. The plat of the subdivision shows that there is a drainage easement shown between lots 32, owned by Mrs. Leahy, and lot 33, Erin Pond Road, owned by another homeowner. This easement was never developed. However, in the past, a fence was erected by someone, now causing problems. She feels that it is the responsibility of the Association and not the homeowner, to remove the fence, dig out and repair this easement as water is flowing onto her property causing damage. She presented for consideration photographs and the plat of the subdivision.

She stated that she contacted the Board in the past but the Board has taken no action to address this issue. She stated that if the Board did not fix her problem, she was going to contact the attorney general of the state.

James stated, based upon her complaint, Rick Mathisen and he walked the easement area on her property and the neighboring lot as well the areas that Mrs. Leahy felt was being impacted. The property was also observed during heavy rain to see the flow of the water from the street. Based upon this, he stated that they did not see a problem caused by the flow of the water from the street or the right of way. Also, based upon a review of the covenants and since the drainage easement had never been used/developed, this was an issue for the homeowner and for the association. Mrs. Leahy had been notified in writing by the Board of their decision.

After much discussion from various homeowners (names unknown), Rick Wilson suggested that due to time constraints that the Board revisit this issue since Mrs. Leahy had presented additional information for consideration. The Board agreed that it would again revisit this issue with consideration of hiring a civil engineer or an attorney and Mrs. Leahy would be contacted within a week.

Mr. Mann asked if anyone else had any more business to discuss before the meeting was adjourned. There was no response from anyone regarding additional business.

ADJOURNMENT: A motion was made to adjourn and it was seconded and approved. The meeting was adjourned at 11:00 AM

VOTING RESULTS ARE AS FOLLOWS:

2015 Annual Meeting Minutes

106 - approved
2 – disapproved
1 - non-votes

The 2015 annual meeting minutes were approved with changes.

Proposed 2016 Budget

104 - approved
1 - disapproved
2 - non-votes

The proposed 2016 budget was approved.

2016 Annual Assessment Increase

104 – approved
1 – disapproved
1 – non-vote

The increase of the annual assessment by \$0.10 to \$175.00 annually was approved by a vote of the majority of homeowners.

BOARD OF DIRECTORS POSITIONS

Karen Howerton – 99 votes
James Mann – 98 votes
Rodney Melvin – 98 votes
Tom McHenry – 1 vote
Dan Pitts – 1 vote
Julie Pitts – 1 vote
Paul Wragg – 1 vote

2017 - 2019 BOARD MEMBERS

Karen Howerton, James Mann and Rodney Melvin