



# SLOA



## Board Meeting – April 28, 2011

### **BOARD MEMEBERS PRESENT**

Jeanie Bettcher, President  
John Streety, Treasurer  
Dennis Williams, Director

Dora Powell, Vice-President  
Rick Wilson, Director  
David Parra, Director

**MEETING LOCATION:** Home of Rick Wilson

**SLOA MEMBERS PRESENT:** N/A

The meeting was called to order at 5:35 p.m.

**MINUTES:** The March 3, 2011 Board minutes were approved via email.

### **TREASURER’S REPORT:**

#### ***BALANCES AS OF 4-28-11:***

Checking Account.....	\$35,876.56
Money Market Account .....	\$86,002.31

#### ***PAYMENTS / DEPOSITS (MARCH 4<sup>TH</sup> THRU APRIL 28<sup>TH</sup>)***

Check 1230: Auto Owners Insurance (Policy # 084717 38015368 – Board Insurance).....	\$ 2,281.00
Check 1231: ECBC Water Authority.....	\$ 21.79
Check 1232: Jared Lyles P.C. (Recording Fees – 5 Liens) .....	\$ 60.00
Bank Draft New SLOA checks .....	\$ 86.25
Check 2001: iPOWER (SLOA Website).....	\$ 190.80
Check 2002: Dora Powell (Blank Mailing Labels) .....	\$ 25.79
Check 2003: Rick Wilson (Entrance Sign Re-Finishing Materials) .....	\$ 61.52
Check 2004: Crop Production Services (Pond Fertilizer).....	\$ 392.96
Check 2005: Central Farm Supply (Pond Herbicides – Weed Killer).....	\$ 717.00
Check 2006: Rick Wilson (Entrance Sign Re-Finishing Materials) .....	\$ 10.74
Check 2007: ECBC Water Authority.....	\$ 21.79
Check 2008: David Brown (Refund for Assessment Overpayment) .....	\$ 10.00
Check 2009: Jeanie Bettcher (Administrative – Stamps, Ink, Paper, Copies, Storage Unit).....	\$ 617.64
Check 2010: Jeanie Bettcher (Plant Fertilizer For Entrances / Stake Sign (small) .....	\$ 21.62
Check 2011: Pat’s Bobcat Service (Cut #1) .....	\$ 1,200.00
Check 2012: My Storage Space (SLOA Storage Unit – May and June 2011).....	\$ 68.80

Check 2013: Rick Wilson (New Breaker for Sweetwater Loop Well) .....	\$	9.23
AUTO-PAY: Baldwin EMC (February = \$196.00 / March= \$228.00) .....	\$	424.00
DEPOSIT: 2011 Annual Assessments.....	\$25,449.70	
INTEREST: Checking Account .....	\$	.81
INTEREST: Money Market) .....	\$	43.80

**OLD BUSINESS**

**LIEN AND FORECLOSURE INFORMATION**

Jeanie noted that she had been reviewing SLOA liens and lien releases filed with Baldwin County. There appears to be a substantial amount of money still owned the Association from non-paying lot owners. Jeanie will pursue collection measures with the Association’s attorney.

**HIGHWAY 90 PARKING ISSUES / STATE ROAD RIGHT-OF-WAY/ SHERIFF LIMITATIONS**

Jeanie informed that Board that she had called the County Sheriff’s office this past Friday, Dave Parra called the County Sheriff’s office this past Saturday and Jeanie called both the County Sheriff’s office and the Alabama Highway Patrol regarding vehicles parking on the State’s right-of-way as well as kids jumping off the bridge. Rick noted that he had seen a Sheriff’s Deputy’s car on there on Tuesday. The sheriff was not in the car so he was probably down in the woods at the time. Jeanie informed everyone that the Sheriff has no power to write “no parking” tickets as only city policemen have that authority. We will need to write to our city councilman and/or our county representative and ask that they pass an ordinance that will allow sheriff’s to write parking tickets in Seminole, AL. Part of the reason for this is that we are in a non-zoned area. Jeanie said she would write a letter and copy all pertinent individuals (city and county councilmen, the sheriff’s department, Alabama Highway Patrol, Martin Donovan and the Association’s attorney in hopes this will stir enough people to do something to stop this illegal traffic along highway 90.

**SEMINOLE LANDING - DONOVAN REALTY PROPERTY PURCHASE PROPOSAL**

The Seminole Landing east entrance sign sits on the State’s right-of-way. It is not on Association or Donovan Realty property. Jeanie informed the Board that she has spoken with Mr. Donovan two weeks ago and asked if he would deed over to the Association a small piece of his property so we could initiate capital improvements to this entrance. Mr. Donovan indicated he was not interested in deeding any property but suggested that the Association might want to purchase the entire lot. Jeanie noted that based on SLOA covenants, Association funds cannot be used to purchase property because assessment money can only be used for maintenance of the SLOA right-of-ways/common areas, to pay adva lorum taxes and for capital improvements.

**NEIGHBORHOOD SECURITY**

Jeanie noted that the Board had received emails from four (4) individuals who were concerned about the recent car thefts and wanted to see the Board initiate some type of neighborhood security. Upon contacting the Baldwin County Sheriff’s Department, Jeanie found that an off-duty patrol officer could be hired at \$30.00 an hour with a three (30 hour work minimum).

**TURTLE TRAPS**

Lou Codemo gave the Board the vendor’s contact information from whom he purchased turtle traps five or six years ago. This company is considerably less expensive (\$100.00 cheaper per trap) than the vendor from whom the Pond Committee was going to buy the traps. As Lou was able to repair the trap in Little Erin Pond, two new traps will be ordered (one for Big Erin Pond, one for Sweetwater Loop). Lou noted that the Little Erin Pond trap caught 106 turtles in March. (Lou takes the captured turtles to the Styx River and turns them lose. He does this every other month or so.....depending on the time of year.)

**NEW BUSINESS**

***GROUNDS MAINTENANCE***

Pat's Bobcat Service performed their first cut on 4-22-10. Rick and Jeanie shared that they had received positive feedback from numerous homeowners. Jeanie said she received a call from one homeowner who asked that the new contractor not cut their right-of-way as they had messed up a small section within the right-of-way.

Al Laskowski informed Rick that the contractor had not cut the retention pond off Riverlake Road. Jeanie noted that this was her error as she had not shown Pat this area during the initial bid walk-through. She will get with the contractor to discuss the cost to cut this common area.

**2010 WISH LISTS**

Jeanie presented a copy of the results of the wish lists turned in by Association Members in April 2010. Out of the 219 sent to lot owners, only 54 were completed and returned to the Board. Following is a breakdown of the information provided on those forms.

***DESIGNATED ON FORM***

Donovan Landing Entrance Enhancement .....	Yes..... 23	No..... 31
Seminole Landing East Entrance Enhancement .....	Yes..... 27	No..... 27
Boat Launch Gazebo & Picnic Area.....	Yes..... 9	No..... 45
Boat Launch Enlargement.....	Yes..... 10	No..... 44
Boat Dock Enlargement .....	Yes..... 15	No..... 39
Common Area Gazebos (one for each common area) .....	Yes..... 9	No..... 44
Pond Fountains .....	Yes..... 10	No..... 44
Common Area Jungle Gyms (one for each common area) .....	Yes..... 8	No..... 46
Additional Street Lighting .....	Yes..... 7	No..... 46
Street & Pole Light Shields .....	Yes..... 11	No..... 43

***OTHER SUGGESTIONS*** (Indicates how many people wrote-in these suggestions on their list)

- (2) Fall get together (covered dish) where everyone can get to know one another
- (1) Survey common areas before doing any work. Boat launch area/property is maxed out
- (1) Put in a "DEAD END" or "NO OUTLET" sign for East and West Erin Pond Roads
- (1) Quarterly newsletter, security (signage, security patrol)
- (2) Golf course
- (3) Entrance gates
- (2) Dock/fishing pier for Donovan Landing common area
- (1) Implement Robert's Rules of Order during annual meeting
- (1) Dig out south end of Big Erin Pond to make a "finger" for deeper/more fishing area
- (1) Boat launch in Big Erin Pond
- (1) Fish cleaning station at boat launch
- (3) Club House

**ADJOURNMENT**

Rick Wilson made a motion to adjourn the meeting. Dennis Williams seconded the motion. The motion carried, and the meeting adjourned at approximately 7:00 PM.