



SLOA



Board Meeting - August 24, 2010

BOARD MEMEBERS PRESENT

Jeanie Bettcher, President
John Streey, Treasurer
Dave Parra, Director

Dora Powell, Vice-President
Rick Wilson, Director

MEETING LOCATION: Jeanie Bettcher's Home

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 6:00 PM.

MINUTES: The July 22, 2010 Board minutes were approved.

SLOA TREASURER'S REPORT:

BALANCES AS OF 8-24-10:

Checking Account.....	\$ 17,523.15
Money Market Account	\$ 85,588.85

PAYMENTS / DEPOSITS (JULY 13 THRU AUGUST 24)

Check 1198: Rick Wilson (Repair of Sweetwater Loop Well Bump Breaker).....	\$ 8.87
Check 1199: Jeanie Bettcher (SLOA Annual Meeting Notice Signs).....	\$ 84.44
Check 1200: Al Laskowski (Two Grass Cuttings – July 2010).....	\$ 2,800.00
Check 1201: ECBC Water Authority (6-19-10 thru 7-22-10)	\$ 21.79
Check 1202: David Parra (NO OUTLET Sign – Entrance to Donovan Landing).....	\$ 145.80
Check 1203: Ubers Lock and Gunsmith (Boat Ramp Lock and Keys).....	\$ 335.37
AUTO-PAY: Baldwin EMC	\$ 163.00

DEPOSITS: N/A\$.....0

INTEREST: Checking Account Interest.....\$.85

OLD BUSINESS

DELINQUENT ASSESSMENTS - COLLECTION PROCESS

Jeanie spoke with the SLOA's attorney, Deven Moore, concerning unpaid assessments. It was noted that previous Boards had used small claims court to collect unpaid assessments along with the services of the then Association attorney Preston Hicks. Mr. Moore indicated he does not do litigation.

Dora stated that the Board can file small claims paperwork without an attorney. All the forms are on-line with instructions for filing purposes. It was noted that the Board would have to have the necessary documentation to ensure a court win (i.e. documents signed by Association members upon purchase of their property on file at the Bay Minette Courthouse). Also it would be necessary for a Board member to be present whenever a claim was heard in court.

Dave Parra indicated he knew a family law attorney in Silver Hill that might do this type of litigation. Dave will contact him this week.

Jeanie will attempt to contact members who are delinquent on their 2010 annual assessments.

John noted that Martin Stewart's assessment payment was returned "insufficient funds". Dora will contact Mr. Martin by letter in an attempt to collect the assessment fee as well as the late payment and return check fees.

ROAD SIGN RELOCATION - RIVERLAKE ROAD & DONOVAN DRIVE

This sign is now relocated closer to the intersection of these two roads thanks to the work of Dave, Dora and especially Leslie Powell.

DITCH REPAIRS - DONOVAN DRIVE, DONOVAN LANDING AND DONOVAN CIRCLE

Several individuals were contacted to bid the repair work. The Board approved Al Laskowski's bid. Repairs included filling and packing the eroded areas with dirt, laying a nylon/fiber mesh over the dirt and topping these areas with sod to prevent future erosion. Al, at no additional cost, also repaired an unbeknownst eroded area which was along the drainage ditch that runs into Big Erin Pond (next to Dennis Baron's property) on Erin Pond Road East.

APRIL 2010 ANNUAL SLOA MEETING MINUTES

The Board agreed to post on the Association's website a rough draft of the 2010 SLOA Annual Meeting minutes with the following notation: "TO BE APPROVED AT THE 2011 ANNUAL MEETING".

SLOA WEBSITE – REVIEW AND CLEAN-UP

Jeanie has reviewed website and will get with webmaster Leslie Powell to update accordingly.

STATUS OF BOAT-LAUNCH GATE LOCK AND KEYS

A new gate lock and keys have purchased for the Boat Launch area. The keys were special ordered and cannot be reproduced. Method of distribution will be determined at the next Board meeting. New keys need to be given to the river patrol and other emergency personnel.

GROUNDS MAINTENANCE – BID PROCESS

The landscape bid will be ready for review at the September board meeting. Bids will go out September 15, 2010. The new contract will go into effect January 1, 2011.

WATER RUNOFF / RETENTION POND ON SWEETWATER LOOP

This area was discussed at the July Board meeting, and it was determined at that time that nothing needed to be done since the pond was working as intended. Following that meeting Jeanie was approached by Scott Ames who indicated that water had always been in that pond and that people had fished out of it in the past. Rick stated that he had talked with several association members regarding this pond. Rick was told that the water in the retention pond had been pumped there by a former homeowner that lived next to the pond. That homeowner (who was a Board Member at the time) knew that this was a water runoff pond, and that water would not remain standing if left alone. Subsequently he continuously ran the Sweetwater Loop Pond well in an effort to keep water in the retention pond as a selling feature for his home. Rick was also informed of the large hole in this pond. Several years back concrete was put into the hole for safety reasons for fear a child would fall in the hole. Rick checked this out and noted that the hole is quite deep. It is because of this hole that the pond cannot hold water, but then it was never intended to hold water. Dora noted that Baldwin County records show this property to be a "storm drainage pond". The Board unanimously agreed that this needs to be discussed with Association Members and voted upon.

AMENDMENT TO COVENANTS

Work in progress.

NEW BUSINESS

"NO OUTLET" SIGN - DONOVAN LANDING ENTRANCE

The Board was notified by a concerned homeowner in Donovan Landing that people were coming through their neighborhood attempting to access Brown's Landing Road. Some GPS road maps still indicate one can access to Brown's Landing Road from Highway 90 through Donovan's Landing. When these people reach the blocked area, they turn around and speed back out the way they came, and the concern is for children possibly being struck by an irate driver. The Board approved the purchase of a "NO OUTLET" sign and post which was installed last week at the entrance to Donovan Landing. A thank you note was received from the Association member.

STREET SIGN – HIGHWAY 90 AT SEMINOLE LANDING WEST ENTRANCE

Someone removed the street sign on Highway 90 at the West Entrance to Seminole Landing. Rick found the sign in the woods and re-installed it.

STREET SIGN – HIGHWAY 90 AT DONOVAN LANDING ENTRANCE

Someone removed the street sign on Highway 90 at the entrance to Donovan Landing. Jeanie noted that two weeks ago there were approximately 10 cars parked in front of and alongside the Donovan Landing sign that extended up past the sign into the subdivision. She stopped and informed individuals getting into their cars that anyone parking vehicles on Association property would have their cars towed at owner's expense. Jeanie also called the Alabama Highway Patrol and reported that so many cars were parking from the bridge up to the entrance of Donovan Landing that individuals leaving that subdivision could not see oncoming westbound traffic thus creating safety issues for Association members.

Jeanie noted that this past Sunday she witnessed a Highway Patrolman walking up from the river and assumed he was attempting to locate the owner's of the vehicles parked along Highway 90 at

that time. She then witnessed him pull his patrol car into the Donovan Landing subdivision and park it just above the wooden entrance sign as if to watch for further parking violators.

Dora will contact the state or county office in charge of installing and/or replacing state road street signs to request a new sign for this intersection.

Rick Wilson made a motion to adjourn the meeting. The motion carried and the meeting adjourned at 7:15 PM.