



# SLOA



## *Board Meeting – January 20, 2011*

### **BOARD MEMEBERS PRESENT**

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

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

**MEETING LOCATION:** Dora Powell's Home

**SLOA MEMBERS PRESENT:** Kenny McDonald and Douglas Green

The meeting was called to order at 6:10 PM.

**MINUTES:** The November 18, 2010 Board Minutes were reviewed and approved via email prior to this meeting.

The Board agreed to let Mr. McDonald and Mr. Green address their concerns at the start of the meeting so they would not have to stay to the end when the Board normally addresses new business.

### **NEW BUSINESS**

#### **KENNY McDONALD – RUNOFF INTO BIG ERIN POND**

Mr. McDonald came to apologize for any concerns he may have given homeowners as a result of the dirt and silt runoff coming from his property New Years eve and day. He explained that the equipment being used to level the newly cleared areas had broken and as a result they were not able to lay the intended sod before it rained that weekend. He and his family were not home on New Year's eve and when they arrived New Year's day they discovered the runoff into the pond.

Jeanie Bettcher received a call that same day from a pond homeowner informing her of the potential damage being done to Big Erin Pond. Jeanie went to Mr. McDonald's home and found his family working diligently to stop any further runoff. Numerous bales of hay, as well as plastic sheeting, had been placed along the stream next to Kenny's property and hay had been spread across the open areas. As a result during subsequent rains there was little, if any, runoff into the pond.

The Board expressed their appreciation for the quick response and thorough job Kenny and his family took in protecting the pond.

**DOUGLAS GREEN – WATER RUNOFF – TOP OF SEMINOLE LANDING EAST ENTRANCE HILL**

Mr. Green had concerns that rainwater was not properly running down the hill on the east side of the first entrance to Seminole Landing. It appears the culvert in front of David Brown’s house has over time become filled with dirt and thus prevents the proper runoff from homes north of this area. Rick Wilson said he would look into this further and get back to the Board with his findings.

**TREASURER’S REPORT:**

***BALANCES AS OF 1-20-11:***

Checking Account .....	\$ 7,925.18
Money Market Account .....	\$ 85,869.32

***PAYMENTS / DEPOSITS (NOVEMBER 18, 2010 THRU JANUARY 20, 2011)***

Check 1216: ECBC Water Authority (November Water Service) .....	\$ 21.79
Check 1217: Jeanie Bettcher (Certified Letters, Wells Fargo Lien, Copies of Deeds).....	\$ 36.45
Check 1218: Deven Moore (Attorney – McCoy Lien Release) .....	\$ 100.00
Check 1219: Jared Lyles, P.C. (Review of Liens, Etc. – Letter to HHH Construction).....	\$ 105.00
Check 1220: Postmaster (Stamps) .....	\$ 44.00
Check 1221: Insurance Center LLC (Policy Renewal) .....	\$ 1,486.00
Check 1222: ECBC Water Authority / December Water Service) .....	\$ 21.79
Check 1223: Leslie Powell (Parts for Sweetwater Loop Pond) .....	\$ 19.81
AUTO-PAY: Baldwin EMC (November \$160.00 / December \$153.00) .....	\$ 313.00
DEPOSIT: \$150.00 (McCoy Lien Legal Fees & Interest) / EMC Refund (\$16.37).....	\$ 166.37
DEPOSIT: Class Action Suit Payment .....	\$ 4.10
INTEREST: Checking Account.....	\$ .79
INTEREST: Money Market Account.....	\$ 51.02

**OLD BUSINESS**

***McCOY LIEN RELEASE***

It was noted that a realty company had paid the outstanding legal fees and interest due against the McCoy’s property. Jeanie wrote a letter to the attorney (Deven Moore) who had originally filed the lien asking that it be released as quickly as possible as potential buyers were ready to make offers on the home.

***LOT 1/BLOCK A – SEMINOLE LANDING PHASE III***

Certified letters were sent to three (3) separate Wells Fargo branches/departments listed in the court records in an attempt to get Wells Fargo to pay their outstanding 2010 assessment and late fee. It was confirmed that two of the three certified letters had been signed (received) by Wells Fargo agents. To date the Board has not heard from Wells Fargo.

The necessary documentation has been sent to Jared Lyles (SLOA attorney) asking him to file a lien against Wells Fargo. If the lien is not paid within a given period of time, Jared will take the matter to small claims court.

***DIRT PIT – DONOVAN LANDING***

To date Jared Lyles (SLOA Attorney) has not received a response to his letter to HHH Construction regarding the dirt pit in Donovan Landing. There are numerous homeowners in that part of the subdivision who have offered to be the Board's eyes and ears should the contractor begin removing the existing tree barrier. If that happens the SLOA attorney will issue an injunction against the contractor.

***BIG ERIN/LITTLE AREA POND COMMON AREA – ADDITIONAL WORK***

There was a very small amount of runoff from this area during the extensive rains over the New Years Eve weekend. The rye grass seems to be doing a good job, and the Board felt that no further attention needed be given this area at this time.

***SEMINOLE LANDING – EAST ENTRANCE CAPITAL IMPROVEMENTS***

There appears to be a question as to whether or not the Association sign sits on Association property, Navanod property or the state road right-of-way. Until we are able to confirm just who owns what, no further action will be taken to improve this area.

***SLOA MEMBER EMAIL ADDRESSES***

Leslie Powell, the SLOA webmaster, has assigned all those that requested an SLOA email address. Jeanie and/or Dora will see that the email owners are notified on their new SLOA email address.

***AMENDMENT TO COVENANTS***

Work in progress.

***2011-2013 OPEN BOARD POSITIONS***

As there are four people scheduled to come off the Board this year (Dora Powell, Rick Wilson, Dennis Williams and John Streety), Jeanie asked if anyone was planning to re-run. John Streety was the only Board Member that indicated he did not wish to re-run.

Jeanie noted that Karen Howerton has said that she will run for one of the forthcoming Board positions. Everyone was encouraged to speak with their neighbors to see if anyone else might be interested in running.

***AMENDMENT TO COVENANTS***

Work in progress. Plans are to have this ready to pass out at the April 2011 Annual Meeting.

***LAWN MAINTENANCE CONTRACT***

The Board will review the contents of the SLOA Lawn Maintenance Contract by week's end at which time Jeanie will get with Pat (Pat's Bobcat Service) to solidify and sign the contract.

**NEW BUSINESS continued.....**

**2011 ANNUAL ASSESSMENT**

Dora had printed the 2011 Annual Assessment invoices in preparation for the Board to stamp and stuff the envelopes at the end of the meeting. These will be mailed within the next several days.

**GRUENLOH & ASSOCIATES ANNUAL AUDIT**

As required by our By-Laws and Covenants, John Streety (SLOA Treasurer) will take the necessary 2010 SLOA records to Gruenloh and Associates for their review prior to the 2011 Annual Meeting.

**PREPARATIONS FOR THE 2011 ANNUAL MEETING**

The Board has determined that the 2011 annual meeting should be held on Saturday, April 30<sup>th</sup>. Dora Powell will contact the Seminole Baptist Church to see if that date is available. If not, the alternate date will be 4-16-11. Once confirmed, the actual date will be posted on the SLOA website, notices will be sent to all homeowner's 30 days prior to the meeting, and the SLOA notification signs will be posted at each entrance 7 days prior to the day of the meeting.

**ADJOURNMENT**

Rick Wilson made a motion to adjourn the meeting. Dennis Williams seconded the motion. The motion carried, and the meeting adjourned at 8:20 PM.