

SLOA

Board Meeting – June 23, 2011

BOARD MEMBERS PRESENT:

Jeanie Bettcher, President
Karen Howerton, Secretary
Leslie Powell, Director

Dennis Williams, Vice-President
Dave Parra, Treasurer
Rick Wilson, Director

MEETING LOCATION: Home of Karen Howerton

SLOA MEMBERS PRESENT: N/A

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

MINUTES: The May 26, 2011, Board minutes were approved prior to this meeting via email.

TREASURER’S REPORT:

Balances as of June 23, 2011

Checking Account	\$37,027.08
Money Market Account	86,088.57

Payments/Deposits (May 27, 2011 – June 23, 2011)

Check 2020: ECBC Water Authority	\$21.79
Check 2021: Tommy Taylor (Pond Maintenance-Algae Control).....	81.00

Deposit: 2011 Annual Assessments/Late Fees/ Lien Recoveries.....	\$0.00
Interest: Checking Account.....	1.44
Interest: Money Market Account (recd 5/31/11)	43.85

OLD BUSINESS

Signage

Dave indicated that the DEAD END signs for Donovan Drive and Erin Pond West are being ordered from the same company as the O’Sullivan Road NO OUTLET sign.

Quicken Software and Other Computer Issues

Jeanie noted that she purchased the Quicken software and gave it to Leslie to install on the SLOA computer. Leslie confirmed that Quicken is now on the SLOA laptop. Dave indicated that he uses Quicken software to track his company's financial records, so is very familiar with this program. Jeanie and Dave will meet in the near future to enter all financial transactions starting with January 1, 2011 thru June 23, 2011 as this information is recorded only on the SLOA bank ledgers.

The hard drive backup has not been purchased yet but will be in the near future. Leslie is currently backing up the SLOA data on a flash drive to ensure no loss of data. Jeanie stated that she has purchased a wireless mouse and keyboard for the computer.

April 20, 2011 Annual Meeting Minutes

A draft of these minutes is now online. They will become official when reviewed and approved by the Members at the 2012 annual meeting.

Boat Key Distribution

Jeanie stated that, when a property is sold, the title company handling the closing should ensure that the boat key is transferred to the new owners at that time. If this does not happen, the old owners should reimburse the new owners for the \$100.00 fee which we charge for replacing the boat key. When title companies contact us regarding association dues, they are being informed of this fee.

Covenant Changes

In the near future, we will be mailing to all homeowners a copy of the proposed amendments to our covenants. The proposed amendments are not changes to the current covenants but are actually additions to the covenants of all neighborhoods. It is felt that these new additions will give the homeowners more input into decisions which are made by the Board. We must have 148 votes (2/3 of the 220 lots) to change the covenants. All ballots must be signed by the homeowner printing his name beneath the signature. Board members will be contacting homeowners regarding this matter.

SLOA Entrances and Other Property Issues

Due to the continuing damage from vehicles parking on our property at the entrance to Donovan Landing, chain and poles to protect this property have been ordered. Dennis Williams, Rick Wilson, Leslie Powell, and Dennis Howerton have volunteered to install these when received. Jeanie has contacted in writing the Alabama Marine Patrol, County Commission, Alabama State Patrol and

Baldwin County Sheriff regarding the situation. She received a response from the Sheriff's Department. The Marine Patrol also responded stating that they would be taking action.

Notices will be sent to all homeowners who have paid late and have not paid the mandated late fee. At this time, there are six (6) homeowners who have had liens placed on their property for nonpayment of yearly association dues.

The turtle traps will be ordered in the near future.

Jeanie has contacted the lawn cutting service regarding the areas that were missed during the last cutting, which was the third cutting for the year.

Dave stated that the electric bill has been higher due to the pump running continuously to refill Big Erin Pond. Rick Wilson indicated that due to **less wind**, the aerator has been running at night.

Due to the drought conditions, we cannot implement repair of the ditches at this time. As soon as we have rain, then we can repair the ditches and replant the grass.

NEW BUSINESS

Attorney Fees

The proposal for legal services from the law firm of Jared N. Lyles was discussed by the Board. As a cost saving measure, it was agreed that the Board itself will take the necessary measures for the collection of unpaid dues to include the writing of letters and filing of liens. If a lawsuit is needed, then we can contact an attorney at that time.

Safety Issue

The issue of speeding on Donovan Drive was discussed. It was noted that vehicles speed to get up the hill and then do not reduce their speed. Leslie suggested that we put up a flashing sign which shows the speed of the approaching vehicle. This equipment can be leased or purchased outright. This can also be used in conjunction with a camera to identify the speeder. To compare costs and equipment used, it was also suggested that we contact the county regarding their flashing speed signs.

Adjournment

Rick made the motion to adjourn the meeting. Dave seconded the motion, and the meeting adjourned at 7:50 p.m.