



SLOA



Board Meeting – March 3, 2011

BOARD MEMEBERS PRESENT

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

Dora Powell, Vice-President
Rick Wilson, 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 January 2011 Board minutes were approved via email.

TREASURER’S REPORT:

BALANCES AS OF 3-3-11:

Checking Account	\$ 8,721.80
Money Market Account	\$ 85,958.51

PAYMENTS / DEPOSITS (JANUARY 21ST THRU MARCH 3RD)

Check 1224: ECBC Water Authority (January Water Service)	\$ 21.79
Check 1225: Jared Lyles (SLOA Attorney – Lien Release).....	\$ 35.00
Check 1226: Gruenloh & Moore, CPA (Annual Review – 2010 SLOA Books)	\$ 450.00
Check 1227: Jeanie Bettcher (Envelops and Postage)	\$ 43.21
Check 1228: Jeanie Bettcher (Small Envelopes for Boat Launch Keys).....	\$ 6.45
Check 1229: Jeanie Bettcher (Sign Lettering and Small Stick Sign (Refinishing Signs).....	\$ 9.17
AUTO-PAY: Baldwin EMC	\$ 158.00
DEPOSIT: Annual Assessments, Late Fees	\$ 9,444.6
INTEREST: Checking Account.....	\$.82
INTEREST: Money Market (1-31-11 = \$49.64 / 2-28-11 = \$39.55)	\$ 89.19

OLD BUSINESS

LIEN AND FORECLOSURE INFORMATION

WELLS FARGO/CHARLIE HAWK PROPERTY (LOT 1, BLOCK A – PHASE III): Jeanie went to the Robertsdale Courthouse and found that Wells Fargo does not own Lot 1, Parcel A in Phase III. Baldwin County records still show Wells Fargo owns Lot 1, Parcel A because the County did not correctly file Charlie Hawk's deed which contains both Lots 1 and 2 (Parcels A & B). Jeanie informed Mr. Hawk of her findings and presented Mr. Hawk with a breakdown of what was owned against that property. Charlie said he would take care of this as soon as he straightened everything out at the courthouse. Jeanie will file a lien release for Wells Fargo in association with this property.

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.

GATHEY PROPERTY ON SWEETWATER LOOP: It appears the Cathey's home is being foreclosed upon by Wells Fargo Bank. Dora will send Wells Fargo an invoice for the 2011 Annual Assessment.

SEMINOLE LANDING – EAST ENTRANCE CAPITAL IMPROVEMENTS

There appears to be a question as to whether or not the Association's sign sits on Association property, Navonod property or the State's 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

A few addresses came back as being undeliverable as the emails provided by some lot owners are no longer valid.

GATE LOCK AND KEYS

Dora Powell has prepared distribution lists and key packets to be used at the 2011 Annual Meeting.

OPEN BOARD POSITIONS FOR THE 2011-2013 TERM

Dora Powell noted in light of recent unforeseen circumstances, she will not be re-running for election. The following individuals have indicated they would like to serve during the next term: Rick Wilson, Dennis Williams, Leslie Powell and Karen Howerton. Bios of these individuals will be included in the 2011 annual meeting notification packet.

SLOA MEMBER ADDRESS BOOK

Work in progress. Does not appear this will be ready in time for the 2011 Annual Meeting.

LAWN MAINTENANCE CONTRACT

The contract has been signed. Cutting to begin in April 2011.

GRUENLOH & ASSOCIATES ANNUAL DISCLOSURE

The Board is in receipt of Gruenloh's 2010 financial report which cost the Association \$450.00. As there are now computers and financial software to track Association spending (these were not available when the covenants were written), it will be discussed during the treasurer's report at the annual meeting as to whether or not the Association should continue to use an accounting firm to verify SLOA records.

DRAINAGE DITCH IN FRONT OF MR. GREEN'S AND MR. BROWN'S HOMES – TOP OF SEMINOLE LANDING - EAST ENTRANCE HILL

Rick and Leslie report that digging out the ditch fixed the problem as water runoff is now flowing properly.

PREPARATIONS FOR THE 2011 ANNUAL MEETING

Seminole Baptist Church has confirmed that the Association can use the church to hold its 2011 annual meeting. The meeting is scheduled for April 30, 2011. Written notification will be sent 30 days prior to the meeting. Jeanie noted that she had asked numerous SLOA members to help with registration, boat key distribution, taking of minutes, etc. At this time it appears we have enough volunteers.

AMENDMENT TO COVENANTS

Work in progress.

NEW BUSINESS

iPOWER – SLOA WEBSITE

John Streety noted that in the past former Board members used their personal credit cards to pay iPower's yearly invoice. John (or Dora) spoke with an iPower representative and found that payment by check is acceptable.

THREE RIVERS CHURCH

Jeanie spoke with the Three Rivers Church Pastor to see if their building could be used for monthly, semi-monthly or even quarterly SLOA Board meetings. The pastor noted this would not be a problem if the meetings were held on a Thursday evening. The cost to rent the room would be at the discretion of the Board, as the church would not ask for a specific amount.

PROPOSED CHURCH – WEST OF SEMINOLE LANDING'S WEST ENTRANCE

During her discussions with the Three Rivers Church pastor, Jeanie noted that the church was planning to purchase 3 acres of land just west of the white concrete 'Welcome to Alabama' sign on Highway 90. The pastor noted that if the purchase went through, the church would leave as much of a buffer as possible so as not to disturb the lot owners on West Erin Pond Road whose properties may butt up against the church's property.

QUICKEN SOFTWARE FOR SLOA COMPUTER

The current SLOA Treasurer, John Streety, has been using Quicken software to record and track SLOA spending. The Board feels this software should be used by all future SLOA Treasurers as it gives an accurate breakdown on Association expenditures, etc. The most current version of Quicken will be purchased and installed on the Association's laptop prior to the election of the new treasurer.

2011 SLOA BUDGET

The 2011 budget was presented to, discussed by and unanimously accepted by the Board. The budget will be included (along with other financial documents) in the annual meeting notification packet.

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.