



SLOA



Board Meeting – September 16, 2010

BOARD MEMEBERS PRESENT

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

Dora Powell, Vice-President
Rick Wilson, Director
Dennis Williams, Director

MEETING LOCATION: Dora Powell's Home

SLOA MEMBERS PRESENT: N/A

The meeting was called to order at 6:15 PM.

MINUTES: The August 24, 2010 Board minutes were approved.

TREASURER'S REPORT:

BALANCES AS OF 9-16-10:

Checking Account.....	\$ 15,131.67
Money Market Account	\$ 85,650.54

PAYMENTS / DEPOSITS (JULY 13 THRU AUGUST 24)

Check 1204: Rick Wilson (Seminole Landing West Entrance Sign Repair)	\$ 22.57
Check 1205: Al Laskowski (Two Grass Cuttings – August 2010)	\$ 2,800.00
Check 1206: Al Laskowski (Concrete Drainage Ditch Repairs – 5 Sections).....	\$ 525.00
Check 1207: ECBC Water Authority (6-19-10 thru 7-22-10)	\$ 21.79
AUTO-PAY: Baldwin EMC	\$ 229.00
DEPOSITS: SLOA Assessments, Late Fees and Overdraft Reimbursement	\$ 755.70
INTEREST: Checking Account Interest.....	\$.73

OLD BUSINESS

DELINQUENT ASSESSMENTS - COLLECTION PROCESS

Jeanie Bettcher and Dora Powell met with Jared Lyles, the Silver Hills attorney recommended by David Parra as Mr. Lyles does litigation through small claims court. There was no charge for this initial consultation.

Dora stated once again 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.

Mr. Lyles provided the Board with his method and timeframe for collecting delinquent SLOA assessments. The Board unanimously agreed to authorize Mr. Lyles to proceed with the collection of the three current outstanding delinquent assessments. (Unfortunately the current delinquent assessments are from the same habitual non-payers from previous years.) Jeanie will notify Mr. Lyles of the Board's decision as well as write Deven Moore (the Association's current attorney) a letter indicating the Board's decision to use Mr. Lyles since Mr. Moore does not do litigation.

A letter was sent to the property owner regarding the returned check for the 2010 assessment. The owner has subsequently re-paid the assessment as well as the late fee and the Association's overdraft charge.

Jeanie noted that she sent a letter to Wells Fargo regarding the non-payment for the 2008, 2009 and 2010 annual assessments as well as the \$85.00 special assessments for 2008 and 2009 for Lot 1, Block A in Seminole Landing Phase III. We are awaiting a response from Wells Fargo regarding either full payment or proof of prior payment.

SLOA WEBSITE – REVIEW AND CLEAN-UP

Jeanie and Leslie Powell will work to get the website updated this month.

STATUS OF BOAT-LAUNCH GATE LOCK AND KEYS

The Board has unanimously decided the best time to distribute the new boat launch gate keys would during the 2011 Annual Meeting. The gate lock will be changed within a day or two following that meeting.

GROUNDS MAINTENANCE – BID PROCESS

The Board prepared a grounds keeping bid which is ready to be distributed. This is a closed bid and each bid must be turned into any Board member no later than noon on Friday, October 15th.

AMENDMENT TO COVENANTS

Work in progress.

STREET SIGN – HIGHWAY 90 AT DONOVAN LANDING ENTRANCE

Dora called the Baldwin County Road Department to get the missing highway sign replaced. The sign was replaced within two days but has once again been stolen. Dora will notify the County that another sign is needed. She will request if it's possible that the County install the sign so that it cannot be stolen again. The County noted that these signs cost the State of AL approximately \$45.00 every time they have to be replaced.

As a result of all the cars parking along Highway 90 just west of the Styx River Bridge, the County has placed a “no parking” sign in an attempt to defer this practice. Al Laskowski put up a “no trespassing” sign at this SLOA entrance in an effort to discourage people from parking on Association property.

ADJOURNMENT: Rick Wilson made a motion to adjourn the meeting. The motion carried and the meeting adjourned at approximately 8:15 PM.