**Minutes of the Quarterly Meeting of the**

**Tartan Pines Owner’s Association**

**Board of Directors**

**Date**: January 21, 2016

**Location**: Tartan Pines Golf Course Clubhouse

**Time of Meeting**: 6:00 PM

**Call to Order**: President Arrington called the Meeting to order at 6:00 PM

**Members present**: James Arrington, President; Harry Crook, Vice President; Hugh Meade, Secretary/Treasurer; Tom Graves, Director; Gene Yager, Director.

**Members absent**: Harry Gilder, Director

**Establishment of Quorum:** President Arrington announced that a quorum was established.

**Invocation:**  President Arrington gave the invocation.

President Arrington welcomed everyone to the meeting.

**Comments from Owners:** The meeting was open to homeowners and they proceeded to fill the room to capacity. Each homeowner was asked to sign in located at the head table, in order to address the Board. They had a maximum of three minutes per household/lot to voice any concerns they may have. Mr. Bowman was the only one signing up to speak. President Arrington yielded the floor to Mr. Bowman who proceeded to ask why Harry Gilder of Tom Morris Lane was not at the meetings since he was a Director. President Arrington stated that Mr. Gilder was not allowed to be on the property owned by the golf course and he encouraged Mr. Gilder to call in, but Mr. Gilder failed to do so.

President Arrington also stated that the By-laws indicate that the location to be in the closest proximity to Tartan Pines. They also state that the address of Tartan Pines Owners Association is 423 Tartan Way, which is the clubhouse where the meetings have previously been conducted.

**Minutes:** Minutes approval from 2015.

**October 19, 2015**, motion to approve made by Mr. Graves, motion seconded by Mr. Crook, no discussion followed. Motion approved by all Directors present.

**October 29, 2015, Budget Meeting:** motion to approve made by Mr. Yager, motion seconded by Mr. Graves, no discussion followed. Motion approved by all Directors present.

**November 12, 2015 Annual General Membership Meeting:** motion to approve made by Mr. Graves, motion seconded by Mr. Crook, no discussion followed, motion approved by all Directors present.

**December 18, 2015:** motion to approve made by Mr. Graves, motion seconded by Mr. Crook, no discussion followed. Motion approved by all Directors present.

**December 28, 2015, Organizational Meeting**: motion to approve made by Mr. Graves, motion seconded by Mr. Yager, no discussion followed. Motion approved by all Directors present.

**Financial Report by Hugh Meade, Treasurer:** Mr. Meade reported as of January 21, 2016 the Business Checking Account currently shows a balance of $30,639.48. This balance does not reflect outstanding checks which have been written since 31 December 2015.

The Money Market Account as of January 21, 2015 shows a balance of $29,492.85.

The Business Savings Account (Playground) as of 21 January 2015 shows a balance of $925.00.

Mr. Meade then stated that all outstanding bills which had been received have been paid by handwritten checks due to the fact that no management company has been select as of this date. Mr. Henderson previously had purchased a Quick Books Version with the license number 3365-5417-8153-812, product number 833-891, Quick Books Pro with one user.

Mr. Ross Bonura, past Treasurer for 2013 upgraded this to Quick Books 2013, and then passed it on to Regency Multi Family Management, who was hired to manage the Association. They then upgraded to Quick Books 2015.

The data was passed on to me when the management company resigned at the end of 2015.

I currently use Quick Books 2013 and the data was not compatible. The Association needs to up-date to Quick Books 2015, then move to Quick Books 2016. I request the Association purchase Quick Books 2015 in order to utilize the existing data and then upgrade to Quick Books 2016.

**Motion to purchase** was made by Mr. Yager, motion was seconded by Mr. Graves. Motion was approved by all Directors present.

There is a need for the Association to purchase a Laptop computer. All Financials/Minutes could be stored on the computer and if needed provided to any new management company. I request the association purchase a Laptop for the specific use of the Association. Discussion followed.

**Motion to purchase** was made by Mr. Yager and seconded by Mr. Crook.

Motion was approved by all Directors present.

The Directors asked the President to check on prices and then advise the Board of Directors by e-mail and ask for a vote to approve the amount of the purchase.

**Committee Reports:**

Decoration Committee: Mr. Graves reported that Christmas wreaths at entrances had been stolen, and that flowers at Robertson Court Island had been stolen as well.

There were no other Committee Reports.

**Old Business:** The President asked that Action Item 1 of New Business be addressed under Item 1 of Old Business to elect a Director from Tartan Way.

**Motion to do so was** made by Mr. Yager, motion was seconded by Mr. Graves. Motion was approved by all Directors present.

**Motion to elect Tartan Way Director** was made by Mr. Yager, motion was seconded by Mr. Graves. Discussion followed regarding Ms. Kathleen Ferrell as a possible Director. It was pointed out that Ms. Ferrell has lived here for many years and also served as the manager for two years and would be an excellent addition to the Board of Directors. President Arrington called for a vote to approve Ms. Ferrell, the vote was unanimous among the Directors present. Ms. Ferrell then proceeded to take a seat at the Directors table.

**Legal Opinion on the Common Areas**: Previously, the Association had voted to allow up to $600.00 for legal fees concerning common areas and areas of responsibility. Ms. Ferrell, the previous manager was called by the attorneys representative and notified via email:

**From: Deborah Presley [mailto:debby@pm-firm.com]**

**Sent: Wednesday, January 20, 2016 11:51 AM**

**To: Kathleen Ferrell**

**Subject: RE: Tartan Pines Owners Association - legal opinion**

**Kathleen,**

**I have a bit of bad news. We will have to generate a small bill on this but it will not be significant due to the fact we feel Tartan would be best served with counsel in Enterprise.**

**Some of the questions will require title research at the Coffee County Probate office. Additionally, on possibly venue of resolution will possibly require bringing forth a lawsuit against the zoning board in Circuit Court (Coffee County).**

**We are concerned the legal cost could exceed $5,000.00.**

**So ultimately that is our recommendation. I apologize we did not get this to you sooner.**

The Board of Directors asked the President and Ms. Ferrell to check into this and report back to the Directors by e-mail.

President Arrington then stated that someone had called the attorneys office and stated that he was on the Board of Directors for the Tartan Pines Owners Association, and to stop the work on the common area. It was stated by this person that a law suit was pending, however, the Board of Directors has no knowledge of any such action.

**Tom Morris Common Area:** Mr. Meade stated that the only common area on Tom Morris Lane is the wooded area between Tom Morris Lane and Tartan Way, and asked what Liability the Association has regarding this area. President Arrington was going to ask the Attorney. Discussion followed and the Directors asked Mr. Arrington to also check with the Attorney regarding areas of responsibility as to ownership. The Association has been maintaining these areas for over ten years, and do we now own them? If not, we need to approach the Golf Course owners to deed these areas over to the Association at no cost.

**New Business:**

1. **Turnberry Entrance:** Mr. Crook contacted American Imperial fence, Inc. in order to obtain an estimate for replacing the gate at the Turnberry entrance. Estimate is attached.
2. **Refurbishing Street Signs**: Kathleen Ferrell reported that in order to refurbish the Street Signs the approximate cost would be about $1,000.00, and that is without reflective material. New reflective signs would approximately cost $7,000.00. This issue was voted on once before and no action was taken. This issue will be revisited at the next quarterly meeting on 12 April 2016.
3. **Robertson Court Island**: Mr. Graves stated that the Island at Robertson Court had no grass and was full of winter weeds. He asked for an estimate to be obtained for sodding the area. Mr. Meade has obtained the estimate from Southeastern Lawncare in the amount of $785.00, see estimate attached. **Motion was made by** Mr. Graves to table the discussion until the April meeting, Mr. Yager seconded the motion. Motion was approved by all Directors present.
4. **Storage of Records:** Mr. Meade stated that we currently have no central location for storage of records for the Association. I suggest we rent a climate controlled storage area for the storage of all records and ask that any previous records be brought forward by previous Board members. **Motion to rent a climate controlled storage area** for one year was made by President Arrington, motion was seconded by Mr. Crook. Motion was approved by all Directors present.
5. **P.O. Box:** Mr. Meade suggested the Association rent a P.O. Box at the Enterprise Post office in order to receive any and all mail and to avoid further confusion. **Motion to rent a P.O. Box** was made by Mr. Arrington, motion was seconded by Mr. Crook. Motion was approved by all Directors present.
6. **Establishments of dates for Quarterly and Annual Board meetings:** The Board of Directors has set the following dates:

**Quartely Meetings: April 12, 2016**

**July 12, 2016**

**Oct. 11, 2016**

**Annual Meeting Nov. 8, 2016**

In the discussion of the item, President Arrington asked for a preference from the Board. The preference was to select dates or establish a pre-set day of the month (first Monday as example). The Board chose the second Tuesday of the meeting months (April, July, October, and November). President Arrington asked for a time for the meetings. Mr. Meade and Mr. Yager indicated 6:00 PM. President Arrington asked for a location for the meeting. Mr. Crook, Mr. Graves, Mr. Yager, and Mr. Meade indicated the “Clubhouse.”

The following schedule was established for quarterly meetings to be held on April 12, July 12, October 11, and November 8, 2016 with all meetings being conducted at 423 Tartan Way, Enterprise AL, better known as the “Clubhouse”, at 6:00 PM.

**Mr. Graves made a motion to accept the schedule with dates, time, and location,** Mr. Meade seconded the motion. Motion was approved by all Directors present.

**Management Company:** The President had asked Becky Hancock Realty, Coldwell Banker Prestige and Meade and Associates to provide a bid for managing the Association. This request was hand delivered to each company on 11 January 2016. The deadline for a reply was 15 January 2016. Becky Hancock Realty submitted a letter declining to bid. Mr. Meade’s Company provided one of the bids, so he was asked to leave the room while this was being discussed. Mr. Meade excused himself during this discussion.

Prestige Homes Property Management and Meade and Associates, Inc. each provided a bid. The President then explained that if Hugh Meade’s company is awarded the management contract, he will have to resign as Secretary/Treasurer of the Board due to conflict of interest. Should his offer not be accepted he will remain as Secretary/Treasurer of the Board. The Directors were provided copies of both proposals in their meeting packages. Discussion followed regarding prices and requirements on the scope of work provided by the companies. Mr. Yager opened the discussion by asking if the companies would have to have a Fidelity Bond. The President stated yes, and that before any contract is signed the Association will need proof of Business License, Insurance and Fidelity Bond. He also stated that the management contract will have a clause that either party can terminate the contract with a 30 day notice. Mr. Charlie Merritt (Homeowner) asked what the proposed prices were. The President stated that Coldwell Banker Prestige Homes and Management quoted $600.00 per month and Meade and Associates quoted $927.00 per month. Ms. Ferrell noted the price difference in the two proposals but also stated that there is a strong benefit by having an owner/ representative from the management company living in the neighborhood. She suggested that we ask Hugh Meade if he is able to reduce his price. Mr. Graves suggested that the President could discuss a price reduction with Mr. Meade; discussion followed.

**Mr. Graves made a motion** that the President enter into negotiations with Mr. Meade regarding the pricing of the management proposal and that the President e-mail the Board with the results of those discussion sand that the Board is authorized to complete this business by e-mail vote outside of the meeting. Mr. Yager seconded the motion and it carried. Harry Crook abstained, stating that the increase in management fees would negatively impact the 2016 budget. Mr. Yager stated that if Mr. Meade resigned from the Board, this vacancy would need to be filled quickly. At this point, Mr. Meade returned to the meeting.

**Meeting Adjourned:** The President asked if there were any other business before the Board, if not he would entertain a motion to adjourn. Motion to adjourn was made by Mr. Yager, Mr. Crook seconded the motion, all Directors present agreed, and the meeting was adjourned at 7:40 PM.

Respectfully Submitted,

Hugh Meade,

Secretary/Treasurer

Tartan Pines Home Owners Association

Board of Director’s Meeting

April 12, 2016

A meeting of the Tartan Pines Home Owners Association Board of Directors was held on Tuesday, April 12, 2016 at 6:00pm at the Tartan Pines Golf Course Clubhouse. Present at the meeting was: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell, Tom Graves and Gene Yager. Absent was: Harry Gilder. Hugh Meade attended and represented the Management Company, Meade and Associates. Numerous home owners were in attendance.

The meeting was called to order at 6:05pm by the President, Jim Arrington. The Roll Call, Prayer and a short Welcome followed. Mr. Arrington then reminded home owners that if they wished to address the Board, they would need to sign in on the Comments Registration Sheet. Each speaker would be given three minutes to address the Board; only one speaker per household/lot.

**Home Owners Forum:**

Frank Clark stepped forward to address the Board. He stated than none of the current directors were elected by the home owners. He has consulted with three attorneys and the HOA doesn’t own any property. He doesn’t understand why Billy Cotter didn’t deed the property to the HOA or why the HOA has to pay to maintain certain areas that they don’t own. He doesn’t feel that the HOA needs to pay for a management company when a CPA can do it for half the cost. Mr. Clark stated that Kathleen works for Billy Cotter, which is a conflict of interest. Mr. Clark turned to the home owners in attendance and asked if anyone disagreed; no one commented. Mr. Clark took his seat.

Vicky Cardone was the next home owner to address the Board. She asked if the swimming pool would be cleaned in the near future. Jim Arrington explained that A Best Pools was already working on it and the owners hoped it would be back to normal by the weekend.

**Reading of the Minutes:**

The Directors had copies of the Minutes from the January 28, 2016 meeting in their handout package. Harry Crook motioned that the minutes be approved as presented; Tom Graves seconded the motion; the vote carried unanimously.

**Financial Reports:**

The Directors had copies of the Financial Reports for January, February, and March 2016. Hugh Meade asked Kathleen Ferrell to present. Kathleen stated that we ended 2015 with $1049.00 in the operating account. After deposits and expenses, the balance as of March 31st was $45,230.43. Additionally there is $17,120.52 in the Contingency Reserves; $1,200 in the Turnberry Reserves; $11,172.33 in the Pool Reserves and $1,783.47 in the Playground Account. Tom Graves motioned to approve the Financial Reports; Gene Yager seconded; the vote carried unanimously.

**Committee Reports:**

President Arrington called for Committee Reports. There was no report from the Covenants Committee. Patti Graves, Chairperson for the Seasonal Decorating Committee, stated that the recent community garage sale was very successful, with more home owners participating this time. Patti reported that Maggie Haas will be taking over as the Chairperson of the Seasonal Decorating Committee. Patti

will continue to organize the mailbox flag project. Discussion followed. President Arrington thanked Patti for her hard work on both seasonal decorations and the mailbox flags. Jim then extended an invitation to everyone to join a group of home owners that meet at the clubhouse every other Wednesday evening for a potluck dinner. It is a great time to meet and visit with your neighbors. The next gathering is April 13th.

President Arrington asked that items #9 and #10 under New Business be addressed next. He explained that Hugh Meade resigned from the Board when his company was awarded the management contract. Since there wasn’t a representative from the Aberdeen/Muirfield Neighborhood, the management company sent letters to those home owners asking if they were interested in serving on the Board. Dr. Jack Anderson contacted him; his application was in the package of handouts given to the Directors. Gene Yager made a motion to appoint Dr. Anderson to the Board; Kathleen Ferrell seconded the motion; the vote unanimously carried. Jack was welcomed back to the Board. President Arrington explained that Hugh had served as the Secretary/Treasurer and that Kathleen Ferrell had volunteered to fill that vacancy. Tom Graves made the motion to appoint Kathleen Ferrell as Secretary/Treasurer; Jack Anderson seconded the motion; the vote unanimously carried.

**Old Business:**

Turnberry Entrance: Harry Crook explained that at the last meeting he had presented pricing for two different types of gates for Turnberry; this had generated a lot of discussion and the item was tabled until this meeting. Harry recommended that the management company send a survey letter to the home owners to see if they want the gate replaced at Turnberry and if they have a preference on the style of gate. Discussion followed. Gene Yager made the motion that the management company sends a survey letter to the home owners to determine if the majority wanted the gate; Kathleen seconded the motion; the vote unanimously carried.

Refurbishing Street Signs: Kathleen Ferrell stated that at a previous Board meeting the replacement or refurbishing of the street signs was discussed. Kathleen stated that not only were the signs difficult to read but their poor condition was not in keeping of an upscale community. The cost to refurbish sixteen street signs was $1,019.94. The Rosemount street sign says “Drive” and should be “Court” and Kathleen recommended replacing that sign for $419.23. Kathleen also stated that we could replace seventeen street signs for $7,344.00; these would be cast aluminum and would require much less maintenance. Pricing handouts were included in the Director’s package. Discussion followed regarding emergency vehicles and liability, if any, for the HOA and if the City would help pay for the signs. Gene Yager motioned to refurbish the sixteen signs and replace the Rosemount sign for the quoted pricing; Tom Graves seconded the motion; the vote unanimously carried.

Robertson Court Island: At the last meeting Tom Graves presented a bid to sod the Robertson Court Island; the rains had damaged the sodded areas and it was the recommendation of the landscaper to resod. The estimated price was $785. Gene Yager motioned to resod Robertson Court Island for the quoted price; Harry Crook seconded the motion; the vote unanimously carried.

Legal Opinion on Common Areas: President Arrington stated this item was carried over from the last meeting when Jim and Kathleen were asked to investigate getting a legal opinion regarding the common areas. Jim stated that we didn’t follow up on this because we didn’t think the Board wanted to spend thousands of dollars in legal fees. Kathleen stated that we had gotten pricing from two attorneys in Dothan, ranging from $150 to $250 per hour; neither attorney could provide the amount of time it would take to work on this project but indicated it could be $6,000 to $10,000 or even more. Kathleen passed out site maps that highlighted the areas of common responsibilities that the HOA has been paying to maintain. Most areas are the city easements along the streets, which can’t be deeded over. The other areas are the two retention ponds, the pool (which the HOA no longer maintains) and Turnberry. Jack Anderson asked if the HOA paid taxes on any of the areas of common responsibility; Kathleen stated no, not that she has ever been aware of. Kathleen reminded the Board that Turnberry is a private road and the city won’t assume responsibility for it because it doesn’t meet their width criteria. Discussion followed regarding the liability of owning the road and the cost of maintenance. President Arrington recommended that we take no further action on this item.

**New Business:**

Tom Morris Common Area: President Arrington explained that there are numerous diseased trees in the common area between Tom Morris and Tartan Way. Several trees have fallen during the recent storms. Hugh Meade said there was an estimate that was previously submitted to the Board from Dave’s Tree Service to cut and remove the diseased trees for $35 per tree; however, he thinks the number of diseased trees has increased since the estimate was written. Hugh said that Southeast Landscaping had cleaned up the area in front of the common area. Gene Yager asked the management company to get one or two more bids to remove the diseased trees. Discussion followed. Since it was a matter that should not wait until the next scheduled Board meeting, Kathleen motioned that the management company get at least one additional bid but be allowed to negotiate the best price to remove up to 35 diseased trees and not to exceed $35 per tree. Tom Graves seconded the motion; the vote unanimously carried.

Mass Communication of CCR’s: President Arrington asked Kathleen Ferrell to address this item. Kathleen stated that she has been able to find what she believes is all or most of the minutes from Board and Annual Meetings from the time the developer turned over the HOA to the home owners. She will have them scanned and sent to all the Directors; if any home owner would like a copy, they can contact Kathleen. President Arrington said that recently there was an unauthorized yard sale on Robertson Court and he is concerned that there are home owners and renters that are unaware of the CCR (Covenants, Conditions & Restrictions) requirements. He wanted to discuss how we can best circulate the CCR’s. Kathleen said that she believes there is a requirement in the CCR’s that a home owner notify the Board if they rent their home. She suggested that we enforce that and when we receive information about a new renter, a letter and a copy of the CCR’s are mailed to them. Discussion followed about enforcing the CCR’s, what is necessary to amend the CCR’s and about yard sale restrictions. Kathleen suggested that when the management company sends the survey letter regarding the gate, we also survey home owners to find out if the majority want to continue with the bi-annual community yard sales or lift the yard sale restriction.

Rosemount Fence: President Arrington explained that four sections of the Rosemount fence blew down during recent storms. Jim and Gene braced the fallen sections and the management company had them repaired the next business day. Jim explained that the fence is considered a “boundary fence”. There are still repairs that are necessary; most of the posts are rotting and need to be replaced. There are sections of the panels that can be re-used. The section of fence that was replaced last year at the end of Rosemount near the Swikard’s house still needs to be stained. Discussion followed. Jim stated that he will work with the management company to get estimates to repair the fence, reusing salvageable panels where appropriate and to stain the new section of fence. Gene Yager stated that he has had several conversations with Todd Swikard regarding the magnolia tree that was damaged when that section of the fence was replaced. The fence contractor wanted to replace the mature magnolia tree with a very small tree and that was unacceptable to Mrs. Swikard. Kathleen volunteered to call the fence contractor to see if she could get it worked out. Jack Anderson motioned that $70 be taken from the Pool Reserves to replace the magnolia tree if Kathleen cannot get it resolved with the contractor; Tom Graves seconded the motion; it carried unanimously.

Swimming Pool: President Arrington restated that the owners and the pool company were working to get the pool balanced and re-opened.

There being no further business to discuss, the meeting was adjourned at 7:11pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary/Treasurer

Notes From Working Meeting

May 19, 2016

A working meeting of the Board of Directors of the Tartan Pines Owners Association was held on May 19, 2016 at 7:00pm at 147 Rosemount Court. Present were: Jim Arrington, Harry Crook, Kathleen Ferrell, Gene Yager, Jack Anderson and Tom Graves. Also present from the management company was Hugh Meade.

Jim announced that Tom Graves had rendered his resignation; he and Patti are moving to Texas this summer. Discussion followed about how much the Board appreciated their hard work for the HOA during the past years and how much they would be missed.

Jim opened discussions about the possibility of sending a survey to the residents to see if the majority of members wanted a gate installed at Turnberry. This topic has been mentioned at several Board meetings. Harry Crook had gotten pricing information for two types of gates in recent months. Everyone agreed that a survey would be a good median to determine how the majority of home owners feel. Access for emergency vehicles and service vehicles was discussed. Also, in the past the Post Master has indicated that if a gate was installed, the Post Master would require that we have “cluster mail boxes” instead of the individual mail boxes. The Directors discussed concern about large commercial trucks traveling over Turnberry and how they can be stopped or rerouted through the By-Pass entrance of Tartan Pines. Installing a gate with a code or using clickers was discussed. Discussion followed that the HOA does not own Turnberry and it is not platted as common area, therefore we would have to get permission from the legal owners, Tartan Pines Development Company, Inc. to install the gate. A suggestion was thrown out that maybe the HOA needs to ask Tartan Pines Development, Inc. to take responsibility of Turnberry and the HOA would contribute monetarily to the maintenance and reserve fund. The Directors also decided to add a section to the survey for “suggestions and concerns”. Kathleen, Harry and Jack will work on drafting the survey.

There was some discussion regarding lawn care --- what is the responsibility of the HOA and what is the golf course responsible for. Kathleen had a highlighted map of the areas that the HOA and landscape contractor are responsible for. The Directors also discussed enforcing the CCR’s and sending out letters to owners that are not maintaining their vacant lots.

Jim stated that elections will take place at the annual meeting in November. Kathleen reminded them that the operating documents provide for the Board to task a Nominating Committee or the Board may task themselves to be the Nominating Committee. Our documents allow for a vote by ballot, which has been utilized for the past several years because it has been difficult to get a quorum at the Annual Meeting. We also need to allow nominations from the floor or write in nominations on the ballots. None of the current Directors were elected to the Board and somehow all of the Directors are up for election this year. Discussion followed regarding the importance of continuity and having staggered terms. Kathleen will research the documents to see if there are provisions to set new term limits for Directors that would stagger a two year period.

Hugh Meade explained that Dave’s Tree Service has taken down 45 trees on Tom Morris for $35 per tree. There are 20 larger trees that need to be taken down. Since those trees are much larger and require more work to remove, they are requesting $70 per tree. Since this was a preparatory meeting, no business can be conducted. Jim said that he would email the Board this week for their vote.

A discussion was opened regarding Committee Chairpersons:

* Seasonal Committee Maggie Haas (to be confirmed)
* Social Committee Schoen Bonura (to be confirmed)
* Landscaping Committee Hugh Meade
* Covenants Committee Steve Wilson
* Architectural Officers and Jimmy Jones
* Communications Vacant

There are two neighborhood Director positions vacant:

* Tom Morris
* Robertson Court

Jim is going to list the vacancies on the web page. Tom thinks Harriett Patterson would be a good representative for Robertson Court. Kathleen will reach out to Harriett when she returns from vacation. Two owners on Tom Morris had indicated that they would be interested but they have not returned their applications. Jim will reach out to them.

The meeting adjourned at 8:35pm.

Tartan Pines Owners Association

Board of Director’s Meeting

July 12, 2016

A meeting of the Tartan Pines Owners Association Board of Directors was held on Tuesday, July 12, 2016 at 6:00pm at the Tartan Pines Golf Course Clubhouse. Present at the meeting was: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Gene Yager and Jack Anderson. Hugh Meade attended and represented the Management Company, Meade and Associates. Numerous home owners were in attendance.

The meeting was called to order at 6:04pm by the President, Jim Arrington. Roll call was noted and Jim explained two changes in the order of topics for the Agenda. Kathleen motioned to approve the Agenda with those changes; Harry Crook seconded the motion and the vote carried unanimously. Jim welcomed the home owners to the meeting and thanked them for attending and supporting the HOA and then he led the group in prayer.

Home Owners Forum:

Ruthie Wheatley addressed the Board stating that she is concerned about the pool. Ruthie thinks the home owners should be able to use the pool without paying for a social membership through the club. She then quoted a section of pool policies that are listed in the 2004 Residential Directory stating that the pool was for the use of home owners and she went on to say that was one of the reasons that she and her husband purchased their home in Tartan Pines. Mrs. Wheatley asked the Board to re-look at the pool situation and the possibility of reaching a new agreement with the owners that would extend use to Tartan home owners without a social membership.

Linda Gordon addressed the Board, stating that she was also disappointed that the residents had to purchase a social membership to use the pool. She hopes the Board will be able to negotiate a new pool use agreement with the owners.

Jean Russell addressed the Board stating that she is very concerned about the fence on Rosemount. It is falling down and it is an eye sore. She stated it is also a safety concern because the gate within the fence is not locked and she has observed people from Meredith Street coming through the gate and into Tartan. Ms. Russell would like the Board to repair the fence and to check if the gate can be locked or if it is necessary to keep the gate. A short discussion followed among home owners.

Debbie Austin addressed the Board stating that she is not happy with the flower beds at the entrances. Debbie stated that the quality is not as nice and she hopes the Board will reconsider bringing Lakewood back to do the flowers. A short discussion followed.

Minutes:

The Directors had received advance email copies of the Minutes from the April 12th Board Meeting and from the May 19th Working Session. Jim told the home owners that copies were available at the front table and that all “pending minutes” and “approved minutes” are posted on the association’s web page. Gene motioned to approve the Minutes for the April 12th Board Meeting; Jack seconded the motion and the vote unanimously carried. Jack motioned to approve the Minutes for the Working Session for May 19th; Harry seconded the motion and the vote unanimously carried.

Financial Reports:

Kathleen reviewed the April and May reports from the management company and the cash available in the operating account and reserve accounts. She stated that we have ten delinquent dues and several delinquent late fees. Additional copies of the financial reports were made available to home owners attending the meeting. Jack motioned to accept the financial reports as presented; Gene seconded the motion and the vote unanimously carried.

Committee Reports:

Jim thanked Linda Gordon for offering to chair the Newsletter Committee. He asked Board Members and home owners to get information to Linda for the newsletter. He also encouraged home owners to provide their email addresses in efforts to save postage expense.

Jim thanked Maggie Haas and the Seasonal Decorating Committee for their help in getting the mailbox flags and decorations out. Kathleen mentioned that Maggie could not attend the meeting tonight but she needs additional volunteers to help with seasonal decorating. Interested owners should contact Maggie or the management company.

Jim provided a special committee report for the results of the recent survey that was distributed to home owners. He provided a handout to Board Members and home owners in attendance that recapped the survey results regarding the gate on Turnberry and the various suggestions and comments that had been submitted. 54 owners voted not to put a gate on Turnberry; 19 owners voted in favor of putting a gate on Turnberry; and two members abstained. Discussion followed about the various suggestions and comments, which included but were not limited to pool access; lack of maintenance for the vacant lots; renters not being made aware of the covenants; concerns about the need for a management company and defining their duties; concerns about flower beds; compliments on lawn maintenance and new sod; better communication and relationships with the Board; being good stewards of HOA funds; deferred maintenance for Rosemount fence; poor condition of street signs; condition of sidewalks; sink hole on Tartan Way; condition of golf course; need to support golf course; need to improve communication with golf course owners; need to enforce CCR’s; speeding in the neighborhood; etc. Discussions followed. Jim thanked home owners for taking the time to complete and return the surveys. He said the Board will evaluate all of the suggestions and take action or provide information where appropriate but he also reminded home owners that it will take time to work through everything on the list.

BUSINESS:

Director Appointments:

Jim stated that we had two Director vacancies; one representative for Tom Morris and one representative for Robertson Court. Two home owners submitted applications for the Robertson Court position and one application was submitted for the Tom Morris position. Advance copies of the applications were provided to the Directors. Kathleen motioned to appoint Ann Davis as the Director to represent Robertson Court; Jack seconded the motion and the vote unanimously carried. Kathleen motioned to appoint Dave Carew as the Director to represent Tom Morris; Gene seconded the motion and the vote unanimously carried. Dave and Ann joined the Board at the front of the meeting.

Tom Morris Trees:

Hugh Meade reported that 65 diseased trees have been removed at Tom Morris and there are two trees that still need to be removed. The contractor performing the work was injured on another job but he is expected to finish the work on Tom Morris within the next week or two.

Street Signs:

Hugh Meade stated that he had gotten an additional bid for refurbishing the street signs from Enterprise Signs. The previous bid had been from Tri State Fencing. He explained that the city will require that we have temporary signs in place while the street signs are being refurbished. Discussion followed about the pricing and the quality of the work. Kathleen motioned that we order the new sign for Rosemount Court from Tri State, the lower bidder, and get the old sign refurbished so that we could see the quality of their work; Harry seconded the motion and the vote unanimously carried.

Turnberry Entrance:

Jim thanked Harry for getting prices on gates for Turnberry and affirmed that the majority of the surveys returned indicated that home owners did not want a gate. Jim asked about security cameras for Turnberry. After discussion, Jim recommended that the management company get bids for security cameras and the Board discuss them at a later date.

Variance for 106 Aberdeen:

Jim explained that the owner of 106 Aberdeen had leased his home to five individual flight students at Fort Rucker, which is in violation of the CCR’s that state residences will be single family dwellings. The property owner has requested a variance until he is able to sell the home. Discussion followed. Jack made a motion to grant the variance for the current occupants, stipulating that no additional occupants will be allowed residency and that when the current occupants vacate, all future leases will meet the requirements of the CCR single family occupancy. Kathleen seconded the motion and the vote unanimously carried.

HOA Dues and Landscaping Fees:

Jim opened discussions that our current late fees of $25 didn’t have any substantial consequence and that we were not charging any additional fees for lot maintenance. Hugh presented a proposal for late fees and lawn maintenance fees. Discussions followed. Jack motioned that home owners be given proper written notice to maintain their lot by certified mail and if they fail to do so, the HOA can mow or maintain the lot on their behalf and charge the home owner for the cost of services and an additional $100 administrative fee; Kathleen seconded the motion and the vote unanimously carried. Kathleen motioned that the HOA adopt a late fee policy that after 30 days delinquent accounts are sent a late letter and the $100 administrative fee is charged; after 60 days the delinquent accounts are sent to collections; after 90 days the delinquent accounts have liens placed on the property. Gene seconded the motion and the vote unanimously carried.

Election Process:

Kathleen passed out notes that gave references in the By-Laws for the election process. A short discussion followed regarding a nomination committee or the Board acting as the nominating committee. The Board will serve as the nominating committee and the proxy/voting certificates will be mailed to all home/lot owners. Proxy/voting certificates may be submitted prior to or at the Annual General Meeting.

Budget Committee:

Jim asked Harry Crook to serve as the chairperson for the budget committee and asked Ann Davis, Dave Carew and Jack Anderson to serve on the committee. The management company will also attend the budget committee.

Changing of the Date for the General Meeting:

Jim stated that the Annual General Meeting had been scheduled for November 8th, which is Election Day. Jim motioned that the meeting be changed to Tuesday, November 1st; Dave seconded and the vote unanimously carried.

State of the Golf Course:

Mark Krystyn, Tartan Pines Manager and Golf Pro, addressed the Board about upcoming changes to the course. Holes 10, 11 and 12 will be reconfigured for easier play and to allow the golf course owners to develop additional residential lots. The front nine hole and the back nine holes will be reversed during this transition. The work is expected to commence in October. Mark had several maps available so attendees could see the proposed changes. Mark answered several questions.

Jim explained that golf course owner David Loughlin had requested to speak to the Board tonight. He was unable to get to Enterprise in time for the meeting and requested that we call him on his cell phone. Arrangements were made to talk with David over the speaker phone. David explained improvements that had been made to the course since they purchased it and also confirmed the plans to reconfigure the holes Mark discussed. David stated that by reconfiguring the holes they will be able to develop approximately thirty-four residential lots. The lots will be R100, possibly a few R65 lots. None of the lots will abut to any other homes in Tartan Pines and they won’t have direct access to the existing roads in Tartan Pines. They will have to provide a new deceleration/acceleration lane. The homes will be of the same quality and design as existing homes in Tartan Pines. They may require these homes to be members of the golf course. David said they are willing to place the same deed restrictions as the existing homes have and require them to be part of the Tartan Pines Owners Association, if that is what the Board would like. David also said that the golf course owners had decided not to close the driving range to develop lots but that they might put a couple golf villa rentals tucked into the woods in that area. Much discussion followed. David said that he would stop by the clubhouse on his way into town and meet with any of the Board members or home owners that wanted to discuss these plans with him.

Jim said that the Board should decide IF the new lots are developed if they should be included under the Tartan Pines Owners Association umbrella. Discussion followed. Kathleen motioned that **IF** the golf course owners **develop the proposed** residential lots that the Board ask them to place deed restrictions on the new lots that would obligate those owners to the same regulations as the existing homes in Tartan Pines; Ann seconded the motion and the vote unanimously carried.

There being no further business to discuss, the meeting was adjourned at 8:01pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary/Treasurer

Notes From Working Meeting

October 4, 2016

A working meeting of the Board of Directors of the Tartan Pines Owners Association was held on October 4, 2016 at 6:00pm at the offices of Meade and Associates. Present were: Jim Arrington, Harry Crook, Kathleen Ferrell, and Jack Anderson. Absent Directors were Gene Yager and Ann Davis. Also representing the management company was Hugh Meade.

The meeting was called to order at 6:00pm. President Jim Arrington led the group in prayer.

Jim turned the meeting over to Harry Crook to review the proposed 2017 budget. Harry reviewed each line item of the budget and answered questions. Kathleen had provided additional information regarding actual expenses in 2016 to date and how those expenses would trend to the end of the year. The landscaping proposals were discussed in detail. Kathleen was concerned about the level of service and quality of work; she stated that several home owners had requested that Lakewood be hired to take over lawn and flower maintenance. The Southeast Landscaping proposal for 2017 was less than the proposal from Lakewood. Dave Carew stated that we needed to tighten our budget for next year because the fence on Rosemount needed to be replaced. The proposal from Dirt Diggers was eliminated from the review process. Discussion followed. The Board will recommend a compromise to accept the Southeast Landscaping proposal in efforts to save money and the management company will increase their efforts to monitor Southeast’s work and service to enhance the overall quality. Budget discussions then focused on the fence on Rosemount. Everyone agreed that the fence is in terrible condition and needs to be replaced. Hugh presented bids from Moss Fence Company for six and eight foot one-sided wood picket fence. After discussion, everyone agreed that the six foot fence is sufficient. The bid from Moss Fence is slightly more than $65,000. Hugh has requested bids from other fence companies but he has not received them. Discussion followed that this is a boundary fence and should be paid from HOA money and the cost should NOT be the sole responsibility of the Rosemount neighborhood. Kathleen explained that if we used a Special Assessment to fund the fence, it would require a 51% vote by home/lot owners to approve the Special Assessment. If we increased HOA dues to cover the cost of the fence, the Board would need to approve the increase in dues and the 2017 budget reflecting the increased dues at least 60 days before the start of the fiscal year. The budget has to be delivered to home/lot owners 30 days before the start of the fiscal year. Under Article IX, the budget shall become effective unless disapproved at a meeting by Members holding at least 75% of the total Class A votes…………….which petition must be presented to the Board within ten (10) days after delivery of the notice. If the proposed budget is disapproved, the 2016 budget would continue for 2017. You cannot present a new budget mid-year. A Special Assessment can be done at any time the Board deems necessary, providing proper notice is given and the vote is affirmed by 51% of home/lot owners. Much discussion followed. The Board will recommend that dues be increased to $500 annually but owners shall be given the option of making two payments: $350 in January and $150 in June.

Jim recapped an email that he had received from Maggie Haas expressing her concern about the storage unit used to store the HOA Christmas decorations. It is in poor condition and infested with rodents and cats. Jim stated that earlier in the year, the Board approved for him to rent a climate controlled storage unit for the HOA records. He will move forward with the rental and let Maggie know that the Christmas decorations can be stored with the records. Hugh said that he would like to store the old street signs there also. Maggie had also gotten a bid from Scott Parrish to put up and take down the Christmas banners for $700. Jim asked Kathleen what we have paid in the past and Kathleen said usually $500 but for the past two years part of the labor cost was paid by individuals. Discussion followed that we only have $500 in the budget; we will ask Maggie to speak with Scott Parrish and see if he would accept $500.

Jim said he received a request that home owners be allowed to speak at the end of the meeting, as often times they want to speak about a topic that was introduced at the meeting. Discussion followed that the Budget would be one such topic. The Board agreed that the home owners needed the opportunity to ask questions or make comments regarding the budget prior to the Board voting on it. It was recommended that the President allow a ten minute window of opportunity for owners to speak prior to the vote and that if the Board felt additional time was needed, the speaking time would be extended for additional time.

Jim said he wanted to discuss how CCR violations are reported and handled. The management company prefers that the person making the complaint contact Hugh directly and that they put their concern or request in writing. Discussion followed that home owners often mention the violation to a Director and that the Director should encourage the home owner to call the management company. The Director also needs to call the management company and give them a head’s up. The management company will follow up on the complaint or concern, regardless if it is received verbally or in writing. The Director should also follow up with the home owner to ensure it was resolved to their satisfaction. The management company will continue to do their required drive-thru inspections and resolve any violations they may observe during the inspection or from time-to-time.

The last item discussed was the swimming pool. Several home owners have asked the Board to try to work out an agreement with the golf course owners that the pool can be used by home owners without having to pay the full cost of a social membership, which is $45 per month with a one year commitment. Jim said that he has a meeting scheduled with David Loughlin and they will be discussing several options to see if there is one that is beneficial and acceptable to all parties.

The meeting adjourned at 8:10pm.

Tartan Pines Owners Association

Board of Director’s Meeting

October 11, 2016

A meeting of the Tartan Pines Owners Association Board of Directors was held on October 11, 2016 at 6:00pm at the Tartan Pines Golf Course Clubhouse. Present at the meeting were: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Treasurer/Secretary), Jack Anderson, Gene Yager and Dave Carew. Ann Davis was absent due to illness. Hugh Meade, representative of the Management Company, was absent due to illness. Numerous home owners were in attendance.

The meeting was called to order at 6:00pm by the President, Jim Arrington. Roll call was noted. Jim announced a correction to the Agenda; the meeting reading May 17th under Minutes should read August 29th. Dave Carew motioned to accept the change to the Agenda and Harry seconded the motion and the vote unanimously carried.

Jim asked Jack Anderson to lead us in prayer.

Home Owner’s Forum:

Jim stated that no one signed up to speak under the Home Owner’s Forum.

Minutes:

Jack motioned to accept the minutes for the July 12th Board meeting; Gene seconded the motion and the vote unanimously carried. Jim stated that the Board had a work session on August 29th but the secretary was absent and there are not working notes. Jack motioned that the notes from the October 4th working session be approved; Dave seconded the motion and the vote unanimously carried. Jim reminded home owners that the Board does not conduct any business at working meetings but uses that time to prepare for the upcoming Board Meeting or special projects.

Financial Report:

Kathleen presented the Financial Reports from June through August 31st, as she had not received the reports from the Management Company for September. Total cash in the bank on August 31, 2016 was $60,924.94. Unusual and non-recurring expenses during this time included the removal of diseased trees on Tom Morris, new street signs, and repairs to the fence on Rosemount.

Management Company Report:

There was no report from the Management Company.

Committee Reports:

Jim thanked Linda Gordon for doing the newsletter. Linda asked if any owners had information to contribute to the newsletter, to please contact her. She is currently working on the next issue of the newsletter.

There was no report from the Covenants Committee.

Maggie Haas reported for the Seasonal Decorating Committee. She stated that Scott Parrish will put up and take down our Christmas decorations within the budgeted amount. Jim thanked Maggie and Patti for putting up the mailbox flags on the appropriate holidays.

Jim thanked Patti Graves for coordinating the garage sale for October 15th. Kathleen reminded attendees that we need volunteers for the Social Committee.

BUSINESS:

Annual Meeting and Elections:

Jim explained that the Board was the Nominating Committee for the upcoming elections. He stated that all current Directors had agreed to stay on and serve another term; the slate of nominees presented at the Annual Meeting will be the current Directors and write-in nominations (nominations from the floor) will be accepted. Jim stated that the current Directors represent all neighborhoods and he introduced each Director and which neighborhood they represent: Gene Yager represents Rosemount; Jack Anderson represent Aberdeen/Murfield; Harry   
Crook represents St. Andrews; Kathleen Ferrell represents Tartan Way; Dave Carew represents Tom Morris; Ann Davis (absent) represents Robertson Court; and Jim Arrington is the Director-At-Large. Notices for the Annual Meeting will be mailed this week. Home owners will also receive a Voting Certificate/Proxy. Since there had been so many appointments to the last couple Boards, it is difficult to know which Director is on a one or two year remaining term. Therefore, after the elections, the Directors will draw straws to determine if they will be on a one or two year rotation.

2017 Proposed Budget:

Jim explained that the Budget Committee was chaired by Harry Crook and they had two budget meetings; worked closely with the Management Company; and had two working meetings with the Board in efforts to prepare the budget they are presenting. Jim stated that their primary concern was working towards the good of our community and they had to make some tough decisions. The fence on Rosemount was one of their primary concerns. It is a boundary fence for our community and without it, our security would be jeopardized and property values would be lower. He reminded everyone that in a couple years the fence on Tartan and Robertson would also have to be replaced. In effort to fund these projects, the Board is asking for $150 increase in dues, increasing from $350 to $500. Jim asked Harry to comment on the budget and the committee’s concerns. Harry stated that they solicited bids to replace the fence on Rosemount but they only got one satisfactory bid returned. That bid is for $65,600, which necessitates the majority of the increase in annual dues. Harry said they would take approximately $20,000 from the Reserves and the increase in dues would cover the balance of $45,000. He said they also looked at a special assessment but that would have been more than the increase in dues. In efforts to make it financially easier for home owners, they decided to offer a payment option of paying $350 on January 1st and $150 on June 1st. Harry went on to explain that the committee looked at all expenses very closely. They also bid out the landscaping and flowers contracts. The bid they selected is less that the amount allocated in last year’s budget. Harry reviewed the remainder of the budget, to include the Reserve balance of $7,487 after monies are withdrawn to help defray the cost of the new fence for Rosemount. Harry stated that Moss Fence is the company that provided the proposal. They will use a better grade of lumber; they will set the posts in concrete and they will use “hurricane nails; all of this should give us a superior quality of fence with a life expectancy longer than 15 years. Harry stated that there is close to a mile of fencing and that the Committee didn’t feel we could afford the eight foot fence, therefore they are recommending the six foot fence. Dave Carew stated that the increase in dues will allow us to replenish our reserves in later years and that we shouldn’t forget that other communities have higher HOA dues than Tartan Pines. Kathleen thanked the Budget Committee for their hard work and stated that she felt they presented a very solid budget, based upon actual proposals for the work. Gene asked if the increase was going to be sufficient to fund the fence. Harry stated that an assessment would have been more but he felt the increase in dues would be sufficient and we would not have to ask for a special assessment. Dave reminded everyone of the payment option and hoped that would lessen the financial burden for home owners during the holidays. Maggie Haas asked what color the fence would be stained or painted. Harry stated that they hadn’t planned to paint or stain the fence for a while, allowing the wood to weather. Maggie suggested that they stain the fence to match the fence on Robertson Court. Arlene Ferguson wanted to share that they moved to Tartan from California in 2004. They paid HOA dues of $1200 in California and she thinks $500 is very reasonable our beautiful area. She also expressed concern about the date for the garage sale. Pattie Graves explained that the date can’t be changed because it has already been advertised. Jim Arrington commented that the Board had decided to limit garage sales to an annual event but they approved a second garage sale because there had been so many requests for a garage sale in the fall. A home owner commented that we are very blessed to live in this community but he wished past Boards had done more to prepare us for future expenses by anticipating those needs. Kathleen stated that the HOA had a fairly hefty reserve several years ago but a large portion was spent on repairs to the pool and pool pavilion. Linda Gordon asked about the timeline for the fence installation. Harry responded that he thought they would do it in sections but he did not know how long it would take to complete the job. Charlie Merritt asked if the fence would be painted or stained on both sides and Jim stated that we would only paint or stain the Tartan Pines side. Charlie said that if we left the wood untreated that it would deteriorate; Jim said he would discuss the matter with the contractor. Lynn Bowman suggested that the new fence be in a straight line and any trees that interfere be removed. Vev Arrington commented that plan would eliminate uninvited guests from climbing the trees to get into Tartan. A home owner asked if lowering the fence height by two feet would create a security problem; Ruth Ann Goddard replied that some sections of the fence are six feet and other sections are eight feet. Conversations followed about the importance of maintaining the fence. Harvey Watts asked if the dues of $500, and the payment options, would carry forward after 2017. Discussion followed that the Board sets the dues annually and we know that the fence on Robertson and Tartan will need replacing soon. Kathleen stated that the Board has no plans at this time for reducing the dues because of the deferred maintenance needs. Harvey asked if the Board got bids for the landscaping. Jack Anderson stated that we got three bids ranging from $28,000 to $41,000. Harvey asked if we got bids for the management services and Jim replied that we are under a two year contract with Meade and Associates. Discussion followed. Lynn Bowman asked if the current company had provided the lowest bid for management because he knew that Gilley (Coldwell Banker) was the low bidder; discussion followed that Coldwell’s services were less than those offered by Meade and Associates and there were concerns about their references. Troy Gordon asked if a $250 special assessment had been implemented, would that be the only assessment. Jack replied that we had other fences to repair and Harry stated that the Board was trying to avoid assessments. Jim added that we also need to replenish our reserves to a healthy level for the future. Dave Carew stated that the Board is being proactive instead of reactive. James Haas stated that the annual budget is developed based on actual needs and we can’t predict what our needs will be in three years. Gene Yager asked if we would be required to put another gate in the fence on Rosemount. Kathleen stated that she discussed that with Billy Cotter; the gate was something the city wanted during development but there was no requirement for a gate at this time. Jim asked if there were any other comments or questions from the home owners. Vicky Cardone said that she is very pleased with the new street signs. Arlene Ferguson thanked the committee for the mailbox flags and how much she enjoyed living in Tartan, and she especially enjoys the neighborhood children. Jim Arrington stated that the Board wants to hear form the homeowners ---- that we may not always be in agreement with one another --- but it is important that we hear from you. He said it is also important that we support our community and the actions that the Board has to take. Jim called for a vote on the budget. Dave Carew motioned to accept the budget as presented; Kathleen seconded the motion and the vote unanimously carried.

Jim reminded everyone that the Annual Meeting will be held November 1st and it is a potluck dinner. We will meet at 6:00pm and the business meeting will start at 6:45pm. Jim reminded everyone that if they don’t return their Voting Certificate/Proxy by mail prior to the meeting, they may bring them to the meeting. Kathleen reminded everyone how important it is to vote and that a quorum is required for the elections.

There being no further business to discuss, the meeting was adjourned at 7:10pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary/Treasurer

Tartan Pines Owners Association

Annual Membership Meeting

November 1, 2016

The Annual Membership Meeting for the Tartan Pines Owners Association was held on November 1, 2016 at 6:00 pm at the Tartan Pines Golf Course Clubhouse. A community potluck dinner was served.

President Jim Arrington called the business meeting to order at 6:45 pm. He opened the meeting with prayer. He reminded home owners to sign in, if they hadn’t already done so already. Hugh Meade, representing the management company, asked home owners to complete the owner information contact form if they had not previously submitted one.

Kathleen Ferrell presented the Treasurer’s report. Copies were available. We started 2016 with $32,325.32 in combined operating and money market accounts. All 2016 dues have been paid. $71,956.10 income has been collected and $5,167.55 was transferred from the money market account to the operating account. Expenses through September 30, 2016 were $46,525.22, leaving cash in the bank of $57,762.23 in operating and money market accounts. Jack Anderson motioned to accept the Treasurer’s report; Dave Carew seconded the motion and the vote unanimously carried.

Jim Arrington presented the 2017 Budget. Copies were available. There were no questions or comments.

President Arrington asked for the results for the election of officers. Hugh Meade stated that they received 76 voting certificates, which exceeded the one-third of members requirement for a quorum. He stated that there were five write-in nominations for Lynn Bowman but the remaining votes were for the slate of Directors, as presented by the nominating committee. Jim confirmed that the slate of Directors presented will serve in 2017. He said that the Board will have an organizational meeting within ten days to appoint officers and draw for terms of one or two year appointments. The Directors elected for 2017 are: Jim Arrington, Harry Crook, Kathleen Ferrell, Jack Anderson, Gene Yager, Dave Carew and Ann Davis.

Jim called for Committee reports; no Committee Chairs were in attendance to give reports. Jim stated that the recent community garage sale seemed to be a success, with thirteen participants. He thanked Patti Graves for arranging the garage sale. Another sale will be planned for the spring. Jim also reminded home owners that there is an every other Wednesday night community potluck dinner at the clubhouse. The next scheduled dinner is their Thanksgiving dinner on November 9th.

Jim asked if there were any questions or comments before the meeting closes. Gene Yager commented that several of the home owners on Rosemount prefer that the fence replacement project commences after the holidays. Jack Anderson explained it would start in early 2017, after enough dues are collected to ensure that we have monies available to meet our financial commitment. Hugh Meade explained that there are two options for paying dues. Option I is to pay the dues in full on or before January 1st. Any checks he receives prior to January 1st will be held until January before they are deposited into the bank. Option II is to pay $350 on or before January 1st and the remaining $150 on or before June 1st. He stated that he would not send a notice for the balance due in June. A question was asked if the increased dues will remain in effect is subsequent years or if they would be lowered after the fence projects are completed. Jim said that they would not go down in the near future. Another home owner asked if there is a discount for paying dues early and the answer was no discount. Jim Sigler asked if the Board would consider quarterly payments of $125 in the future; Jim said that yes, the Board could discuss that for 2018. Ruthie Wheatly commented that our dues have increased but we have less amenities, primarily the pool. Jim said that is correct but the HOA needs to build up its reserves so that we do have funds available in the future for large projects. He commented that he is still open to discussing the pool with the owners. Terry Sorrells followed up to Ruthie’s comments about dues and not having the pool privilege or expense, and asked that we consider lowering the dues when the reserves were at a reasonable balance. Dave Carew discussed the importance of building up a healthy reserve balance, especially in the event of unexpected storm damage. A home owner asked if the HOA had insurance to cover storm damages. Kathleen Ferrell responded that the HOA has liability insurance but since the HOA does not own anything, (IE, the HOA doesn’t own the fences, pool, etc.) that the Declarant (Tartan Pines Golf Course) carries the property insurance. Lynn Bowman asked if the Board is continuing to accept bids for the fence on Rosemount; he suggested that the fence be in a straight line, which will save money. He hopes that we are not paying for the double fence, the other side where home owners on College or Meredith Streets have attached their fence to the Tartan fence. Several Board members reassured him that we are only paying to replace Tartan’s fence.

There being no further questions or comments, or business to be transacted, the meeting was adjourned at 7:10 pm.

Respectfully Submitted,

Kathleen M. Ferrell