Tartan Pines Owners Association

Board of Director’s Meeting

January 12, 2017

A meeting of the Tartan Pines Owners Association Board of Directors was held on January 12, 2017 at 6:00pm at the Tartan Pines Golf Course Clubhouse. Present at the meeting were: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Jack Anderson, Gene Yager, Dave Carew and Anne Davis. Also attending was Hugh Meade, representing the Management Company. Numerous home owners were in attendance.

The meeting was called to order at 6:00pm by the President, Jim Arrington. Jim opened the meeting with prayer. Roll call was noted and quorum verified. Jim announced a correction to the Agenda, adding the review and approval of the minutes. Jack motioned to accept the corrected agenda and Gene seconded the motion and the vote unanimously carried.

Committee Reports:

Newsletter Committee: No report.

Seasonal: James Haas provided a report on behalf of Maggie Haas. The Christmas decorations have been stored in the clubhouse. Jim Arrington explained that the HOA has recently rented a mini warehouse and we would make arrangements to transfer the decorations to the mini warehouse.

Minutes:

Jim stated that the Directors had received three sets of minutes prior to the meeting to review. He asked if there were any corrections or discussion regarding the minutes for the October Board of Director’s Meeting. Gene motioned that the minutes be approved as submitted and Dave seconded the motion. The vote unanimously carried. Jim asked if there were any corrections or discussion regarding the minutes for the November Annual Membership Meeting. Anne motioned that the minutes be approved as submitted and Dave seconded the motion. The vote unanimously carried. Jim asked if there were any corrections or discussion regarding the minutes for the November Organizational Meeting. Jack motioned that the minutes be approved as submitted and Harry seconded the motion. The vote unanimously carried.

Financial Report:

Kathleen presented the financial report. All 2016 dues have been paid. The balance in the operating account at the end of the year was $18,243.26. These funds were transferred to the Money Market account on December 31st and any 2017 dues received were deposited into the account in early January. The balance in the Money Market account at the end of the year was $42,576.32 and the balance in the Playground account was $1,783.66. Total cash on hand on December 31, 2016 was $44,359.98. There were no questions. Dave motioned to accept the Financial Report as presented and Gene seconded the motion and the vote unanimously carried.

Old Business:

Director’s Election Results:

Jim explained that a home owner had requested a review of the election results. Handouts providing the election result tallies were available on the front table. A short discussion followed regarding the procedure to complete an application for a directorship for the next election.

Director’s Terms:

Jim explained that the Board was in a unique position last year, as all the Directors were due to rotate off the Board, however the CCR’s require half the Directors to hold a one year term and half to hold a two year term. At the Organizational Meeting in November lots were drawn by the Directors to establish the one and two year terms. Harry Crook, Gene Yager and Dave Carew drew one year terms. Jim Arrington, Jack Anderson, Anne Davis and Kathleen Ferrell drew two year terms. At the Organizational Meeting the Directors also set the meeting dates for 2017. The Board of Director’s Meetings will be on January 12th, April 11th, July 11th and October 10th. The Annual Meeting will be on November 6th and the Organizational Meeting on November 13th. A tentative date for the annual garage sale was set for April 8th.

New Business:

Security and Safety:

Jim stated that there had been some issues with vandalism lately and reminded home owners to keep their cars and homes secured. He reminded everyone that if you notice any suspicious persons or activity to please call the police. Dave reminded everyone to call the police or someone --- but do not confront any suspicious individuals, as that could put you in more danger.

Management Company Report:

Hugh Meade stated that due to the recent incidents, the Enterprise Police Department is doing two weeks of additional patrols through the neighborhood. Hugh explained recent maintenance projects within the community. Photocells were installed on the entrance lights. Faucets were installed at the water meters on Highway 134 entrance and the signs were pressure washed. The Robertson Court sign was also pressure washed. Hugh said that they have received 159 payments for 2017 dues. He reviewed the collection policy: reminder letters will be mailed on February 1st; delinquent accounts will be sent to the attorney in March for collection activity; in April liens will be issued for properties with delinquent dues. Jim said that the Board and Management Company will be working on the terms of the contract for the fence replacement on Rosemount. This project will most likely start in late March or early April. Linda Wilson asked how many bids had been solicited and Jim explained that multiple bids were received.

Golf Course Report:

Jim explained that a sensitive issue needs to be discussed. He explained that on January 3rd an owner of the golf course asked to meet with Kathleen and Jim. The golf course owner informed them that the golf course would be closing on March 1st unless they could work something out to cover the money they are losing. Jim and Kathleen had several meetings over the next few days in efforts to gather information and to come up with ideas. The Board had a work session on January 10th and shared this information with the other Directors. The charge of the Board is to: provide home owners with information in a timely manner; continue to update that information in a timely manner; provide accurate information; seek additional information so home owners can make informed decisions; and provide a platform so home owners can discuss the situation and their ideas.

Jim explained that the golf course owners asked the HOA to help them in one of the following ways: 1. Would the HOA buy the course? 2. Would the HOA do a Special Assessment to cover the golf course operating deficit? 3. Would the HOA require all home/lot owners to be paying members of the golf course? Jim stated that this option would require that the HOA documents be amended. Jim added that they also discussed various options for the swimming pool. Jim explained that the home owners have to make the best decision for them but the Board needs to decide if we want to do nothing OR gather information and provide a platform for home owners to discuss options. Jim explained that the next step would be to call a Special Meeting of all home owners, which requires at least 10 day written notice. Dave made a motion that a Special Meeting be called for Tuesday, January 24th, 6:00pm at the clubhouse and Kathleen seconded the motion. The vote unanimously carried. Jim stated that the ten day notice would be mailed tomorrow and the notice will be posted on our web page.

Jim suggested that we ask our attorney, Cliff Mendheim, to be present at the Special Meeting on January 24th. Jack made the motion and Kathleen seconded the motion and the vote unanimously carried.

Jim made a motion that the HOA hire a third party golf management company to evaluate the course and provide a management proposal. Dave asked what the purpose would be and Jim stated to provide home owners with additional information on the viability of the course and what the management cost would be, should they decide to consider a purchase of the golf course. Anne asked if they would provide an assessment. She also suggested that if they provided a value for the course that we keep it confidential, in case other individuals were considering a purchase of the course; this would help avoid influencing the purchase prices. Kathleen stated that she and Mark Krystyn had been in contact with a couple management companies and they were interested in providing management proposals. Gene made a second to Jim’s motion; there being no further discussion, the vote was called for and carried.

Jim stated that he would now open the meeting for questions and answers. Ed Crosby stated that there is a fourth option, which would be for another individual or group outside of the HOA to purchase the golf course. Discussion followed. Kathleen reminded the attendees that the three options Jim outlined were what the golf course owners asked to have presented to the HOA; they are not options that the Board came up with. The home owners, not the Board, will have to make the decision if they want to take any action and everyone should be encouraged to bring their ideas to the meeting on the 24th.

Ed Crosby stated that the original intent when the golf course owners bought the course was to develop the land as residential lots. He said the problem is that all the home owners thought they were buying homes on a golf course. Ed stated that the HOA should be more aggressive about our legal options.

Harry Crook stated that property values could drop 40% if the golf course closes. He also stated that the original deeds were recorded as golf course community. If they want to close the course and develop the land, they will have to go through zoning. Ed Crosby stated that the recorded plats clearly show the common areas. Gene Yager suggested that everyone wait for their letter regarding the Special Meeting; then talk to the other home owners and do what your heart tells you to do. Jim reminded everyone that a little over a year ago the owner at that time was going to close the course. Our (the Board’s) main purpose is to give the home owners information in a timely manner and provide a platform to discuss their options. Jack Anderson said there may be someone that brings a good idea to the meeting on January 24th. Ruth Ann Goddard asked if the owners said they were closing the course on March 1st and Jim said yes. Ruth Ann asked if the owners were actively looking for a buyer and Jim said yes.

Ed Crosby stated that the golf owners are only interested in selling the land for real estate development. Jim Arrington stated that Kathleen and I looked at language in the CCR’s that state the Declarant can offer amenities to the HOA for use but that they can also remove or revoke that use at any time. Lynn Bowman stated that it is a shame that someone is building a $300,000 house on wetlands; he hated they will have to tear it down. He said there are two golf courses here and the Enterprise Country Club is about ready to go under and that will leave only our golf course. Lynn said the Enterprise Country Club is in worse shape than Tartan. He said we can make this golf course successful but we have to be united. Thad Morgan stated that he agrees with Lynn Bowman and a short discussion followed. Jim reminded attendees that the Board cannot influence home owner’s decisions; each home owner needs to evaluate the information and make their own decision.

There being no further questions or discussions, Dave Carew motioned to adjourn the meeting and Anne Davis seconded the motion and the vote unanimously carried. The meeting was adjourned at 7:00pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary

Tartan Pines Owners Association

Board of Director’s Meeting

April 11, 2017

A meeting of the Tartan Pines Owners Association Board of Directors was held on April 11, 2017 at 6:00 pm 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 Anne Davis. Dave Carew was absent. Also attending was Hugh Meade, representing the management company. Numerous home owners were in attendance.

The meeting was called to order at 6:03pm by the President, Jim Arrington. Harry Crook led the prayer. Jim reminded home owners to register their attendance on the sign-in sheet and if they wished to address the Board, to register on the sign-up for comments sheet. Jim asked if there were any changes to the agenda. Harry motioned to accept the agenda as presented, Kathleen seconded the motion and it unanimously carried. Jim asked if there were any changes to the minutes from the last Board Meeting on January 12th; Harry motioned to accept the minutes as presented; Jack seconded the motion and it unanimously carried. Kathleen presented the treasurer’s report. There are four home owners that have not paid their January portion of 2017 dues and they have been turned over for collection activity. Income collected in January was $1,619.41 and expenses paid were $4,100.61. At the end of the month we had $82,011.33 in the operating account and $44,363.10 in the money market account; for total cash on hand of $126,374.43. Kathleen stated that $32,802 of the funds in the operating account were budgeted for the Rosemount fence project for January through June; she asked if the Board would like to transfer that amount to the money market account to earn interest until the funds need to be drawn. Harry motioned to transfer $32,802 from the operating account to the money market account; Jack seconded the motion and discussion followed. Jack asked what the interest rate earned is; Kathleen thought it was between .03 - .04. Jim called for the vote and it unanimously carried. Jack motioned to accept the treasurer’s report; Harry seconded the motion and it unanimously carried.

President Arrington asked for Committee Reports. He called for the Newsletter Committee; Linda Gordon said that she had nothing to report. Jim called for Seasonal Committee; there was no report. Jim did state that the HOA had leased a mini-storage unit to store seasonal decorations and HOA records. He also stated that at our last organizational meeting the Board set April 8th as the date for the garage sale but he explained that the date slipped up on us and we needed to set an alternative date for the community garage sale. Jim suggested Saturday, May 20, 2017; Kathleen made a motion to accept the date; Gene seconded the motion and it unanimously carried.

President Arrington announced Old Business to be discussed; he wanted to review the actions from the Special Called General Membership Meeting. Jim reviewed the proposal that the golf course owners had provided, asking Tartan Pines Owners Association to purchase the pool and clubhouse by assuming their note at Trinity Bank, or purchase the golf course for $1.1; stating that if an agreement could not be reached, they would close the golf course on March 1st. The members strongly opposed the proposal as it was presented and the HOA turned it down. However, an Ad Hoc Committee was formed to evaluate the feasibility of the HOA owning the golf course with the mandate to report back to the Membership. Jim stated that the Board and Ad Hoc Committee met twice, resulting in the consensus that the golf course sales price was not reasonable and it was not feasible for the HOA to purchase the golf course at this time but the HOA would be open to entertain new ideas or proposals in the future.

President Arrington called for New Business. First on the agenda is a request from 106 E. Robertson to trim the crepe myrtles on Tartan Way. Anne asked if the trees are being appropriately trimmed; Jim stated that he consulted with three gardeners about trimming the trees and then provided instruction to the lawn care company. Jim explained the pruning process. Kathleen asked if we knew how much height the home owner wants to trim; Jim did not have that information. Kathleen suggested that a couple Directors meet with the home owner to determine the specifics of the request. Gene motioned to keep the rules as they are and not make any changes to trimming the trees; Jack seconded the motion and added that we need to have a uniform standard throughout the community. The vote unanimously carried.

Jim stated that the next order of New Business is the Rosemount fence project. He stated that even though the Board had gone through a bid process and accepted a bid recommendation, it was pointed out that it was not necessarily the best bid for the needs of the HOA and he is asking that the scope of work be adjusted and new bids solicited. He explained that the current bid did not include staining the fence; it has also been brought to the Board’s attention that the existing fence was damaged by wind and in order to avoid future wind damage, a shadow-box fence or a fence with adequate spacing between planks should be considered. Jack made the motion that we solicit new bids for a shadow-box fence that includes staining; Anne seconded the motion. Discussion followed. Kathleen asked Lynn Bowman if he would help the Board with the scope of work and bid process; Mr. Bowman agreed. Gene stated that we need to add a time limit; that the fence project has been stalled for long enough and we need to quit delaying the work. Discussion followed. Jim called for the vote and it unanimously carried.

President Arrington announced that the next order of New Business was a proposal for the using the pool and asked Kathleen to present the proposal. Kathleen stated that because so many home owners have asked her what the HOA needs to do to use the pool, that she approached the owners of the golf course. Kathleen explained that this is not a proposal or offer but that the golf course owners said that if the HOA brings us a reasonable proposal to maintain the pool that they would be able to work with us. Kathleen gave a quick background of the history of the pool. The Pool belongs to the Tartan Pines Development Company. The CCR’s state that the HOA has to pay the cost of maintaining the pool and the home owners may use the pool in return. She stated that this was the arrangement from 2001/2002 until late 2013. At that time there were concerns about the lack of pool and pavilion maintenance and Tartan Pines Development Company terminated our use agreement and renegotiated a new use agreement where they maintained the pool and the HOA paid them a monthly fee. This agreement stayed in place for 2014 and 2015. The new owners of Tartan Pines Development Company declined to renew the agreement for 2016 and terminated the home owner’s pool privileges unless the home owner purchased a social or golf membership through the club. Kathleen stated that she has gotten bids to have the pool repaired and cleaned and bids for the monthly maintenance costs. To replace the damaged sand filter and stabilize the chemicals is $932.58 (subject to increase based on additional findings); $600 to clean up the pavilion. The monthly maintenance costs would be: $450 for bi-weekly pool service and chemicals from A Best; $250 for weekly cleaning of pavilion and restrooms; approximately $200 monthly for utilities; and the liability insurance would increase $833 annually ($69 monthly). The golf course members would continue to have access to the pool and the owner suggested wrist bands for proper identification. If an agreement can be reached, it will need to be a legal contract. Discussions followed, to include: Anne Davis asked if the price they had previously given to purchase the pool and land, by virtue of assuming the Trinity Bank note, was $216,000; Jim said yes. Jack Anderson stated that he is favor of negotiating an agreement for the pool; that the HOA paid for it in the past and it wouldn’t be a burden to pay for it. Debbie Austin asked what would keep them from taking the use of the pool away from us again. Bill Carr stated that we would have a written contract and that contract would pass to any purchasers or assigns. Gene Yager stated that we have seen what these people have done and we don’t need to work a deal with them. Kathleen asked Gene why he didn’t want to put any money into the pool but he was willing to put it into the fence project even though we don’t own the fence. Hugh Meade reminded everyone that we would only be paying for maintaining the pool and we would pay the contractors directly. Bill Carr stated that the owners are showing good faith by trying to work with us. Mike Hutto stated that the pool enhances property values within the community; he thinks having use of the pool will be positive. Ed Henry stated that it would benefit the entire community. Jim Arrington said it would be the first step in getting the community back to what it was before. Debbie Austin asked if the home owners could vote on it, like they did with the gate; Jim commented that it is very expensive to do frequent mailings to all the home owners. Jim suggested that we ask for a longer term agreement; Bill Carr agreed. Barbara Wade asked if we were using the $12,000 from the money market account to pay for this year and if so, would dues increase next year? Kathleen replied that was just a suggestion; that the $12,000 had been originally paid as pool funds and could be used but that the operating budget had funded the pool before, so it shouldn’t be a problem in the future. Jim stated that we shouldn’t have to increase dues for the pool; Jack said we didn’t have any problem paying for it in past years. Sue Neuwein said she concerned about the liability – that right now you could have a body in there and wouldn’t know it – but guessed we would have additional insurance. Eneicy Seitz stated that we need to get the pool back; we need to move forward with negotiations. Anne Davis made a motion to move forward with negotiations with the golf course owners to reach a pool use agreement, under the guidelines Kathleen outlined for services; the motion was amended to negotiate the agreement for the longest term possible; Jack seconded the motion. The vote carried by majority; Gene Yager abstained from voting.

The President opened the meeting to comments and questions from the home owners. Debbie Austin asked what amount we pay for our landscaping contract. She suggested that the contract be posted on the web page. She said that she is very unhappy with Southeast Landscaping; they are supposed to cut the grass four times in April and it is the 11th of the month and they have not cut the grass yet; the entrance flowers are dying; the grass has not been fertilized and she doesn’t understand why the Board hired Southeast instead of Lake Wood. Kathleen asked Debbie if she would serve on the landscape committee and Debbie said she would but not if Southeast was providing any services. Kathleen stated that she just learned that Hugh Meade chaired the landscape committee and maybe Debbie and Hugh could work together. Jim stated that the Board solicits proposals every year for lawn care and they would ask Lake Wood for a proposal next year.

Lynn Bowman asked what is the latest regarding the ownership and future of the golf course. He said that several golfers from another club were going to join Tartan but they are concerned that Tartan will still close. He said the owners of the golf course need to announce in the newspaper that the course is open and it is not closing. He also stated that the Board needs to put pressure on the golf course owners to sell at a reasonable price. Lynn also mentioned several areas of deferred maintenance on the course and said the condition isn’t going to get better. A short discussion followed.

Linda Gordon stated that she wanted to echo Debbie Austin’s comments about the landscaping. She also stated that there is a sink hole on Tartan Way; Hugh said he has contacted the city about that and he will follow up with them.

President Arrington asked if there were any additional questions or comments. There being no further business, Jack Anderson motioned to adjourn the meeting and Anne Davis seconded the motion. President Arrington adjourned the meeting at 7:40pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary

Tartan Pines Owners Association

Board of Directors Meeting

July 11, 2017

A meeting of the Board of Directors of the Tartan Pines Owners Association was held on July 11, 2017 at 6:00pm at the clubhouse at Tartan Pines Golf Course. Present at the meeting were: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Jack Anderson and Gene Yager. Dave Carew and Anne Davis were absent. Hugh Meade, representing the management company, was in attendance. Numerous home owners attended the meeting.

President Arrington called the meeting to order at 6:00pm and opened the meeting with prayer. A quorum was verified.

Jim stated that there were a couple announcements. He stated that there had been several recent break-ins of parked automobiles and he reminded all home owners to be vigilant in reporting suspicious activities to police. Jim also stated that “No Soliciting” signs had been installed at both entrances. If solicitors come to your home, please remind them that our community does not allow solicitation and they need to leave. If they do not leave, or if they get argumentative, Jim encouraged home owners to call the police.

Jim distributed Agendas for the meeting and asked that the Board approve the Agenda. Kathleen motioned to approve the Agenda; Jack seconded the motion and it unanimously carried. Jim stated that the minutes of the last meeting had been distributed to the Directors earlier by email and he asked if there were any questions or discussions. Jack motioned to approve the minutes from the April 11, 2017 Board meeting and Harry seconded the motion; it unanimously carried. Jim stated that the financial report was provided to the Directors by email earlier in the week and he asked if there were any questions or discussion. Harry motioned to approve the June financial reports and Jack seconded the motion; it unanimously carried.

Jim called for Committee reports and he thanked the home owners that help the Seasonal Committee put flags on the mailboxes for the holidays. He stated that he heard numerous compliments regarding the flags over the July 4th holiday. He acknowledged Linda Gordon and Deborah Carr, who were present at the meeting, for their commitment to the flag project.

Jim opened Old Business. The first item to discuss was the Rosemount fence. Jim explained that the Board solicited new bids because the first round of bids did not include the type of lumber to be used, removal of the old fence and staining of the new fence. He explained that a new bid package was prepared and twenty bid invitations were mailed to contractors. The bid will close on July 19th and the Architectural Review Committee will review the bids and make a decision.

The next item from Old Business was the pool. Jim said the pool is open. Registration packages were mailed to home owners and may also be obtained from the management company. He said that home owners, family members and guests must wear their swim bracelets at the pool. He also asked for volunteers to help monitor the pool. Kathleen said if we could get seven volunteers, one for each day of the week, to run by the pool at least once on their assigned day to check for swim bracelets, it would give the perception that the pool is being monitored and hopefully discourage unauthorized people from using our pool. There were no volunteers from the floor.

There being no further Old Business, President Arrington moved on to New Business. The first item to be discussed was installing motion detector lights at the pool. The pool is open from dawn to dusk; however there have been incidents of people at the pool after dark. Gene suggested we look at the video lights that are motion detected and alert your phone to activity. Discussion followed. Jack says that he has a nest camera that sends him alerts via email and it has worked very well for him. Discussion followed about those systems requiring Wi-Fi and about possibly installing security cameras. Kathleen motioned that we install motion activated lights at the pool as soon as possible; Jim seconded the motion and it unanimously carried.

The next item of business was selecting a Bid/Budget Committee. Jim explained that this is the time of year that we solicit new bids for lawn care and management services and prepare the budget for the upcoming year. He said the budget is approved by the Board and presented to the members at the Annual Meeting. Jim said he is appointing this committee and he asked Harry Crook to be the Chairperson. Jim appointed Jack Anderson, Kathleen Ferrell, Debbie Austin and Barbara Wade to the Committee.

Jim explained that we have three Directors that will rotate off the Board at the end of the year. They are: Gene Yager, Harry Crook and Dave Carew. Jim said we are accepting applications from home owners that wish to serve on the Board. Application forms were available at the meeting or they can be obtained through the management company. The neighborhoods that will need to be represented are: Rosemount, St. Andrews and Tom Morris. Jim stated that the Directors that are not rotating off this year will serve as the nominating committee. Kathleen reminded everyone that the elections take place at the Annual Meeting in November. Voting certificates will be mailed to home owners prior to the meeting. Nominations from the floor will also be accepted at the meeting. Gene Yager asked how a Director is removed from the Board. Kathleen stated that it is in the documents but basically the parties that voted the Director in would have to vote to remove the Director.

Jim said the next item of business is to discuss CCR violations. There seems to have been more than normal violations recently and we need to do a better job of handling them. Jim stated that in the past there was a CCR Committee and Steve Wilson chaired it. The management company and/or a Director would inform the CCR Chairperson of violations and they would determine what type of follow-up action would be required, IE, friendly reminder, strong letter, legal letter, fine, etc. Jim said that Steve Wilson is willing to continue to serve as the CCR Chairperson. Kathleen stated having this Committee is valuable, as the Committee is the central point that is documenting and tracking violations.

Jim stated that this concluded the business portion of the meeting. He asked that the Directors remain after the meeting for an Executive Session to discuss a private request and a complaint. Jim then opened the meeting to questions and comments from home owners.

Ann Edwards stated that she has been unhappy with the poor looking flowers at the entrances. She did state that they pulled up the old flowers and installed new flowers today that looked better. But she doesn’t think that the HOA should be paying for poor quality grounds care. Jack Anderson said that he agreed the entrance flowers were a problem but he is having difficulties with the flowers at his home also.

Harvey Watt stated that the cleaning of the common area on Tom Morris had not been completed. Jim stated that he is meeting with Hugh Meade and Southeast Lawn Care on Thursday and they would address that concern.

Rob Martin asked if there has been a problem with someone stealing mailbox numbers. Discussion followed that the numbers have probably fallen off of several mailboxes. Someone asked where we could purchase new brass numbers and several residents stated that they had purchased some on Amazon.

Ed Henry asked the status of the foreclosure sale. Jim stated that it was postponed until August 15th.

A resident asked who is responsible for the grass maintenance behind their house and Jim said the golf course is responsible for that particular area and she should call the golf course to discuss the matter with them. Ed Crosby said that he has the same problem behind his house. Jim said that the club’s mowers had been broken and that if the home owners did not want to mow those areas, then they need to discuss the problem with the golf manager.

Doug Turnball stated that he had picked up a mailbox number when he was walking and he would get it to Rob Martin. Doug asked for clarification about garbage cans and grass clippings; this was mentioned in the friendly reminder notice that was recently mailed to home owners. Jim stated that the garbage cans should not be left on the street after pick-up day (Thursday) and lawn clippings should be brought to the street closer to garbage pick-up day. Barbara Wade asked what days the city picks up clippings and larger items. Kathleen said that she had called the city and was informed that they don’t have a regular schedule for the pick-up of larger items but they tried to get out twice a week. Kathleen said she was told that we can call the city when we have items to be picked up and the city would try to accommodate those needs, if possible.

Mike Hutto stated that the Panther Creek golf course in Ozark was sold at a foreclosure auction and it was purchased for $30,000. They did a lot of remodeling and it is very nice.

There being no further questions or comments, Harry motioned to adjourn the meeting; Jack seconded. Rob Martin asked if our committee was organizing members to bid on the golf course at the foreclosure sale. Jim stated no, the Board is not considering a bid. Rob said that we need to do something to protect our homes. Ed Henry said that we don’t have the money to buy the golf course. Ruthie Wheatley said that we had an Ad Hoc Committee look at the possibility of purchasing the course but they determined that the owners wanted too much money. Rob said collectively we should be able to raise the money to bid on the course and that we should take a pro-active approach. Jim said the Board has not received any offers and is not bidding at the sale. Jim said we tried looking at this in January but the HOA can’t financially take this on; we would have to substantially increase dues. Bill Carr asked if Jim was speaking for the association or the members or for himself and Jim said that he was speaking in general terms. Bill Carr said that was not fair because there is a group trying to raise the funds to buy the course and every Board member has attended those meetings. Kathleen stated that those meetings were not a Board function and not every Director attended those meetings. She stated that there are a lot of people meeting and trying to raise funds to buy the golf course and give it to the HOA to run the course or close it and maintain the green space. Bill said it is in the best interests of the home owners to own the golf course and have control and protect their home values. Jim stated that the Board has not received any offers and they are not trying the buy the golf course --- it is a separate group outside of the Board. Ed Henry stated that lots of owners would not be able to pay the increased dues to support the operations of the golf course. Linda Wilson addressed Bill Carr, saying that she would love Bill to own the golf course but she does not want to own a golf course. There being no further questions or comments, the motion to close the meeting was carried unanimously at 7:00pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary

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

Tartan Pines Owners Association

Special Meeting of Membership

January 24, 2017

A Special Meeting of the Membership of the Tartan Pines Owners Association was held on January 24, 2017 at 6:00pm at the Tartan Pines Clubhouse. Present at the meeting were: Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Jack Anderson, Gene Yager, Dave Carew and Anne Davis. Hugh and Eva Meade from the management company were in attendance. Numerous home owners attended.

The meeting was called to order at 6:05pm by the President, Jim Arrington. Jim opened the meeting with prayer. The Agenda was reviewed; Anne Davis motioned to accept the Agenda; Gene Yager seconded the motion and the vote unanimously carried.

The President reviewed the purpose of the meeting, which is to discuss the future the golf course. He explained that the golf course owners had asked the Board if the HOA would help them by participating in: 1). A special assessment to cover their operating deficit; 2). Amend the By-Laws and CCR’s to require all home owners to be members of the golf club; 3). The owners are offering the HOA the opportunity to purchase the golf course and pool. Jim said that he would like to conclude or adjourn the meeting near 8:00pm but he would like everyone that wished to speak to have an opportunity to do so. Jim explained the process for speaking to the membership; a speaker will need to select a popsicle stick; each stick has a number on it and that will be the order of the speakers. Each speaker will have three minutes to speak and two minutes to take questions from the membership. Speakers will need to come to the front and use the microphone; they will need to state their name and the street they live on. He asked that everyone be respectful of other’s opinion and requested that you not speak unless you are called on to do so. Anne Davis asked that an update be given for home owners that had not attended the last Board Meeting. Kathleen reviewed the three options that the golf course owners had presented and that the President had outlined and asked if the owners had any questions before the floor was turned over to speakers. Anne stated that the purpose of tonight’s meeting is to review the three options and to discuss other options; the members can vote on the three options, vote on other ideas or take no action. Dave Carew reminded the membership that you don’t have to accept any of the options offered.

Frank Clark made a motion to deny all three options and adjourn the meeting; Johnny Vaughn seconded the motion; and the President opened the floor for discussion. A home owner asked the cost of each option. Kathleen Ferrell explained that a review of the operating costs for the golf course and projections for a funded budget with professional management, marketing and reserves would cost approximately $246,000 annually to cover the deficit or a cost of $100 per owner per month. She stated that to amend the documents to require membership to the golf course would incur legal expenses and she did not know how much that would cost. The golf course owners are asking $1.1 to $1.3 for the course.

Jim Arrington stated we would allow the members to speak and called for the speaker with number one to come forward. Ron Ferrell from Tartan Way stated that we need to purchase the golf course. It is not just about the golf but about the land. He stated that his understanding is that whoever owns the golf course can sell the land and it does not have to be subject to the CCR’s of Tartan Pines Subdivision. He said if the course closes, property values will decline 25% to 40%. On a $300,000 house that is $75,000 to $125,000 loss. Ron stated that we need to wait on the report from Billy Casper Golf before making any decisions. Every member needs an opportunity to review the report so they can make informed decisions. A home owner asked why the golf course was in such financial destress. Ron stated that he is not part of the golf course management so he cannot answer that question. A home owner inputted that there are three courses in our area and the population can’t support three courses and we need to help keep the course open. If we make an offer to purchase, then we protect us – but if we do nothing, then we fail. Discussion followed that we shouldn’t pay the golf course owners more than they paid for the course. Ron stated that they can ask for the moon but that doesn’t mean we have to pay that much.

Speaker number two was Ruthie Wheatley from Tartan Way. She stated that she is confused on why we are “charged with discussing only the three options listed on the notice of the meeting”. The President stated that our By-Laws state only the items on the notice and the agenda can be discussed.

No one came forward as speaker number three. Speaker four was Schoen Bonura from Rosemount. She asked how many home owners are golf course members. Kathleen responded that 38 home owners are members of the golf course and 16 of those are only social members. Schoen asked if we could limit our commitment to help financially to one year and Jim said we would only do what the members want to do. Schoen asked if the restaurant would open up again and Jim responded that we don’t know what the owners or the golf management company would do.

The next speaker was Scott Jackson from Tartan Way. Scott stated that we need to see the management report before making a decision. He said we need to review the past financials so that we can understand the financial obligations. He added that it is not the home owner’s responsibility to assume the debt from the golf course owners. A member stated that we cannot make a financial decision without the proper information. Another member stated that the golf course owners need to meet with the home owners and provide us more information. Another home owner stated that the golf course is in poor condition and what guarantees would there be if we gave them money that there would be any changes.

Mr. Dunlap from Muirfield Court stated that he would like to verify the past two years of financials for the golf course; the total membership; income and expenses. He stated that he didn’t think the greens were being properly cared for. Kathleen stated that the report from Billy Casper Golf would include financials, budget, business plan and marketing plan.

Ken Wynn from Rosemount was the next speaker. He asked that everyone be quiet when someone is speaking because it is hard to hear. He stated that the back nine holes were difficult to play and maybe they should consider closing the back nine. A home owner asked how many people would be happy to play the front nine only.

Lynn Bowman was the next speaker and he asked to defer his slot to Bill Carr. Jim explained that you cannot defer to another speaker. Lynn came forward to speak. He stated that the golf course owners have given us three ultimatums. He said their income was $300,000+ and their expenses last year were $500,000+. If each home owner spends $100 monthly to help cover their deficit they are spending good money after bad. He said option two, being a member of the golf course, is no better because you would spend a lot of money but the owners could still close the course at a later date and develop the land. Lynn stated that option three to buy the course at $1.3M was also a bad choice. He stated that the current owners only paid $680,000 to purchase the course. He said the course needs a lot of maintenance work; there is 393 feet of bad cart paths that could cause serious injury. Lynn stated that if we can take care of our homes, then we should be able to take care of the golf course. He said that we need to work together and negotiate a good price. He stated that we need to increase revenue and reduce expenses. He suggested that home owners that don’t golf could share their membership, maybe even at a profit.

Ed Henry from Tartan Way was the next speaker. He said that he moved here from California, where golf courses were closing left and right. He said the three options the golf course owners presented were bad option – which we would be paying for their mistakes. Ed stated that if we buy the course we would be inheriting their problems. He suggested that if the owners threatened to close the course that our money would be better spent hiring attorneys.

Steve Seitz from Aberdeen was the next speaker. He moved to Tartan Pines six years ago. He said the condition of the course has improved recently, even though there are problems with the cart paths that need to be resolved. Steve said that if the golf course closes, home values will go down the toilet and backyards will be overgrown, attracting animals. Steve said there were an increased number of rounds played this past year and there were times that they ran out of golf carts. He said there are opportunities here for us, to include protecting our home values. A home owner asked Steve what his suggestion is and Steve replied that we should consider all of the options. Ruthie Wheatley stated that we were told at the beginning of the meeting that we could only look at the three options listed. Steve stated that we need to wait for the report from the golf management company and review the information before making a decision. Schoen Bonura asked why the HOA has to come up with ideas and Steve said that we should appreciate that the golf course owners came to us to give us this opportunity. A home owner asked who would run the course if the HOA purchased it and Steve replied that we would need to hire a professional management company.

Frank Clark was the next speaker. He stated that he has lived in Tartan Pines for eight years and there has been a lot of turmoil. He said that he consulted an attorney about the CCR’s last year and she said that we can break them in a minute; that we were promised a golf course and swimming pool and common areas. He said his attorney is ready to go to court and the home owners have the power to do whatever they want. A home owner asked what power we would have left if we threw out all of the options offered. Frank said we need to throw out the Board. He said the developer, Billy Cotter, and the new owners from the Carolina’s made promises and didn’t keep them. He also stated that we shouldn’t have any member on the Board that is connected with Billy Cotter. He said we have not been treated right. Bill Carr asked Frank if he would consider amending his motion to say no to options one and two but to leave option three open to discuss at a later meeting. Bill stated that he had met with one of the golf course owners, Robert Bishop, but we needed to get the sales price for the golf course right. He said that we needed to get the report from Billy Casper Golf before making any more decisions. Frank Clark said he would withdraw his motion and makes a new motion to say no to options one and two but leave option three open to discuss at a later date. Eric Wade seconded the motion. Discussion followed about whether the motion was withdrawn or amended. Steve Rush called for point of order; the first motion was withdrawn and a new motion made, therefore we had to start over with the first speaker. Kathleen stated we should defer the decision to our attorney, Cliff Mendheim. Cliff stated that the proper procedure would be to follow the process that the Board set forth at the beginning of the meeting. A home owner asked how we intended to fund the purchase of the golf course. Bill Carr stated that there are lots of options for borrowing money and amortizing the debt.

Sue Neuwein from St. Andrews was the next speaker. Sue state that she bought two lots on the golf course and she wants them to continue to be on the golf course. She said that the HOA needs to make a decision, figure out how to do it and we need to do it quickly. A home owner stated that they had spoken with David Laughlin, one of the golf course owners, and that he had a vision for this course – but he didn’t show us how to get there. He stated that the HOA needs to have a vision and a plan. Mark Austin asked if the golf course owners have tried to sell the course. Bill Carr stated that they had tried to sell the course but have been unable to find a buyer. He said the owners are in financial trouble, that bills aren’t being paid and the property taxes have not been paid. Art Missirlian stated that if the golf course closes that our property values will go down. He said it makes sense to spend a couple thousand dollars to keep your home from declining $150,000 or $200,000 in value. If you don’t want to operate the course, then keep it mowed but we need to buy the land and decide what we are going to do with it.

A home owner from Rosemount asked if we buy the course if we will get a deed and what land will be included. Will we also assume liability? Lynn Bowman stated that there are 149 acres, which includes the lakes and eight deer. Linda Bolton stated that she has two “lake front lots” and they are all dried up. She stated that someone sold the golf course and someone bought the golf course --- I don’t want to own a golf course.

Steve Wilson from Robertson Court was the next speaker to address the membership. He stated that most of us are motivated to keeping the course open but he doesn’t like the three options that the owners offered. He said that we can put together a plan but we need a good golf management company. He suggested that we wait for more information from the golf management company’s report. A home owner asked Steve if he believe $500 annually per lot would be sufficient to buy the course and pay for a management company. Ruthie Wheatley asked Steve is he was suggesting that we postpone a vote tonight and Steve replied yes, we don’t have enough information to vote on. Ruthie asked if we should vote on the first two options and Steve stated that he doesn’t think we should vote on any options tonight. Jack Anderson asked if the Chair would accept a motion to table the current motion; discussion followed. Jack Anderson said that we need the report from the golf management company. Jack Anderson made a motion to table the current motion; Steve Rush seconded the motion. Eincey Seitz asked if we can give the owners a counter offer and Gene Yager stated that the owners are out of money and the decision is in our hands. Gene said that we can buy the course on the court house steps – but don’t give the current owners a damn dime. Eincey said we need to give them a counter offer and we need to tell them how much we will pay for the course. Jim Arrington stated that we have to address the three options, either by action or continuation of this meeting. Steve Rush called for a point of order. He stated that we have one motion on the floor but asked if we were discussing that motion or something else. Jim explained that the Board was faulted in the past for not listening to home owners --- so if we have erred on the point, it is to allow the home owners to be heard.

Mr. Cameron from Robertson Court was the next speaker. He explained that he is new to Tartan Pines but in his opinion he thinks the golf course has issues and the HOA should not automatically say yes to their offers --- which we need to take time to gather information and make informed decisions. He gave the example that if someone wants to sell their house quickly that they usually drop the price. He agrees with the motion to table the motion. He requested that the next meeting include a presentation of past financials for the golf course.

Johnny Vaught from Tom Morris was the next speaker. He stated that these issues have been on-going for almost two years. He suggested that we vote the options down and see what happens. He said he wants to be a part of the group to buy the golf course but the owners have threatened us with everything from apartments to a funeral home. He said that it is time to stop messing around – that the HOA needs to hire an attorney.

Linda Gordon from Tartan Way was the next speaker to address the group. She made the recommendation that we form a committee to work with the Board to review the information provided and make an evaluation to report back to the HOA. Jim Arrington said he thought that was a good idea.

Peter Veneziano from Tartan Way was the next speaker. He stated that he had heard some great ideas tonight. He suggested that if an assessment to cover the deficit is considered that we should also consider asking for ownership participation. He stated that the professional golf management is a good idea. He commented that after the lights are turned out at the golf course, the owner’s cash flow would improve, giving them more money for development. He also stated that he agreed with hiring an attorney to keep the owners from developing the real estate. A home owner stated that ownership participation was not an option for him and Peter explained that he was just suggesting a thought for consideration. The home owner replied that he did not want to be in business with the golf course owners. Schoen Bonura commented that we were promised a golf course, pool, restaurant, etc. when we bought our homes; discussion followed. Bill Carr stated that options one and two are not viable and that leaving option three open does not commit us to anything. A home owner asked if option three wasn’t basically the same as options one and two; Bill Carr replied that they are different options. Lynn Bowman stated that we have motions on the floor and we need to vote. Bill Carr said we need to send a message back to the owners that we are not giving them money. Comments followed. Jack Anderson withdrew the motion to table the motion. Ruthie Wheatley asked if we have to vote yes or no tonight; Jack Anderson responded that we don’t have to vote. Discussion followed about how the current motion of the floor was stated. Cliff Mendheim said we are voting to get rid of options one and two and to leave option three open for the next meeting. Steve Rush called a point of order to certify that a quorum is present. Discussion followed as members and proxies were identified. Jim Arrington stated that we have a quorum with members present and proxies. Jim restated the motion to decline options one and two but to leave option three open for the continuation of the meeting; a show of hands was called. Jim asked if any members were opposed; one member raised his hand. Jim asked if any members abstained; no hands were raised. Jim stated that the meeting will continue on Tuesday, February 7th. The meeting concluded at 8:15pm.

Respectfully Submitted,

Kathleen Ferrell

Secretary

Tartan Pines Owners Association

Minutes of a General Membership Meeting

November 6, 2017 6:00pm

The Annual General Membership Meeting of Tartan Pines Owners Association was held on November 6, 2017 at 6:00pm at the Chapel at the First Baptist Church, Enterprise, Alabama. Present at the meeting were Jim Arrington (President), Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Jack Anderson, Anne Davis and Dave Carew. Gene Yager was absent. Numerous home owners were in attendance.

President Arrington called the meeting to order at 6:00pm. He reminded home owners, or any owner holding a proxy, that they should have signed in at the registration table prior to the meeting. Jim led the group in prayer.

Jim recapped the events of 2017. In January the HOA was notified by the golf course owners that they would be closing the golf course in March. An Ad Hoc Committee was formed to evaluate options and report back to the Board and Membership. A pool use agreement was implemented in May; the pool closed at the end of October for the season. In August the owners closed the golf course and filed Chapter 11 Bankruptcy. The previous plans to replace most of the Rosemount fence were put on hold, pending the outcome of the bankruptcy.

President Arrington said the only business to be conducted tonight was the election of three Directors with terms ending at the end of the year. Those representative Directors are for the neighborhoods of Tom Morris, St. Andrews and Rosemount. Jim said the Nominating Committee and the Board of Directors were presenting the slate as: Johnny Vaughan for Tom Morris; Harry Crook for St. Andrews and Jim Reese for Rosemount. Jim asked if there were any nominations from the floor. There were no nominations from the floor. A motion was made to close the nominations; there was a second and it unanimously carried with no opposition. Jim asked home owners to complete their ballots. The ballots were collected. Jack Anderson, Anne Davis and Veverly Arrington tallied the ballots.

Kathleen Ferrell presented the Treasurer’s report. To date we have collected $107,088.60 in dues and late fees. There is one pending lien for outstanding dues. Our expenses to date were $61,718.36 and the cash in the operating account at the end of October was $45,370.24. The balance in the money market account is $44,739.97. Our total cash on hand at the end of October was $89,739.97. Kathleen stated that she anticipates being able to transfer approximately $33,000 at the end of the year from operations to the money market account. Someone asked where the fence money was and Kathleen stated that was included in the estimated excess funds at the end of the year of approximately $33,000. A home owner stated that it should be $65,000. Kathleen stated that $150 of each owner’s dues was ear marked for the fence replacement; she calculated that amount to be $30,900. The balance of the money that was to be used on the fence replacement would have come from monies in the money market account. A home owner asked why are dues weren’t reduced for 2018; Kathleen explained that the fence project was only placed on hold because of the bankruptcy but we anticipate being able to resume the project at some point in time. A home owner asked why the HOA is paying to maintain a fence that they do not own. Discussions followed.

Jim stated that all home owners were mailed a copy of the budget with the notice for the meeting and the invoice for the dues. He also stated that the budget is on the HOA web page. Harry Crook answered a few questions regarding the budget.

Jim stated that the ballots had been tallied and the election results were final: Johnny Vaughan is the new Director for Tom Morris; Harry Crook will serve again as the Director for St. Andrews; and Jim Reese is the new Director for Rosemount.

President Arrington opened the meeting for home owners to make comments and ask questions. Numerous home owners spoke regarding the dues and budget; progress with a group of home owners that have made a request for the bankruptcy court to appoint a trustee; the need to improve communication among HOA members; lawn maintenance issues and a concern about the bridge on Tartan Way.

There being no further comments, the meeting was adjourned at 7:00pm.

Respectfully Submitted,

Kathleen M. Ferrell

Tartan Pines Owners Association

Notes from a Working Meeting

January 10, 2017

147 Rosemount Ct., Enterprise, Alabama

A working meeting of the Tartan Pines Owners Association Board of Directors was held on January 10, 2017 at 6:00pm at the home of Jim Arrington. Present at the meeting were: Jim Arrington, Kathleen Ferrell, Jack Anderson, Dave Carew, and Gene Yager. Hugh Meade attended the meeting, representing the management company.

Jim opened discussions by saying we needed to prepare the agenda for Thursday’s Board meeting. Dave said he would like to make attendees aware of recent vandalism in the neighborhood. A car had been broken into on Tom Morris and a Tartan Way resident saw a man in a ski mask in his yard at 3:30am two days prior. In both incidents the police were called. Gene mentioned that he had seen a person in a hoodie on Rosemount in the early morning hours. Dave asked that we ask residents to be alert and to call the police about any suspicious persons or activities. Gene recommended that everyone leave their porch lights on at night.

Jim stated that the pool use situation is something that will be carried over from the last meeting and needs to be an agenda item. He asked that this be discussed later in the working session. Jim stated that last year the Board had approved the rental of a storage unit and he recently signed the rental agreement. The purpose is to store the boxes of past HOA records and items belonging to the HOA, such as seasonal decorations, the old street signs, etc. The cost of the unit is $50 per month for a 5’x10’ climate controlled unit. A copy of the rental agreement was given to Hugh Meade.

Kathleen stated that she had emailed the December Treasurer’s report to the Directors and asked if they had any questions. At the end of the year, the surplus operating funds were transferred to the Money Market Contingency Reserve Account. A question was asked about the sub-accounts on the report for pool and Turnberry; the Board had previously voted to do away with the sub-accounts and title the account “Contingency Reserves”. Additionally the money from the playground account was supposed to be transferred to the Contingency Account. Kathleen said she would get with the management company and help them make the transfers in Quick Books.

Hugh stated that he addressed two complaints recently. The lighting on the signs was not coming on at night. Hugh had Mike’s Electric put photo cells on the two entrance signs and the Robertson Court sign. The other complaint was that the entrance sign on 134 needed pressure washing. Hugh had his guy install faucets so that the signs could be cleaned.

There was a discussion about finding a Chairperson for the Landscaping Committee.

There being no other Agenda items to discuss, Jim said he had a confidential situation to discuss with the Board. He passed out an information page about the golf course closing so that the land can be developed and generate income. See attached. Jim reminded the Directors that our charge is to get this information out to the home owners in a timely manner; ensure that the information we provide is accurate; seek additional information so that home owners can make informed decisions and provide a platform for owners to discuss the situation. Jim recapped how the information was brought to the HOA. An owner of the Tartan Pines golf course approached Kathleen, stating that they were closing the course because they were losing too much money. Kathleen called Jim to attend the meeting with the golf course owner. The golf course owner is asking if the HOA will help keep the course open and he suggested three possible options:

* The HOA could buy the course
* The HOA could do a Special Assessment to cover the operating deficit for the golf course
* The HOA could Amend their documents requiring every home owner in Tartan be an active member of the golf club

Kathleen asked if the owners would develop the land subject to the CCR’s for the Tartan Pines Subdivision and membership in the HOA. The response was if the HOA would buy the swimming pool and four lots surrounding the pool area they would be agreeable to those restrictions on the sale of residential lots. Jim explained that there have been several meetings with this owner in the past couple days. We have also reviewed the bookkeeping records for the golf course so that we tell home owners what the deficit has been and how much a Special Assessment would need to be to keep the course open. We also researched what the requirements are to amend the By-Laws and CCR’s to require home owners to be members of the golf course. We asked what the purchase price would be to buy the course and the purchase price for the swimming pool and four lots. Jim reminded Directors that our charge is to give home owners the information --- but it has to be an affirmative vote of 67% of the home owners deciding what, if any, action they want to take. The Board may not advise or influence their decisions.

Questions were asked, discussions followed about how to present this at the Board meeting on January 12th; the need to call a Special Meeting of the General Membership as soon as possible; and if the HOA would want to research the cost of keeping the golf course mowed, in the event that the course closes. Jim stated that the idea of private and public partnership with the city and/or junior college has also been discussed. Kathleen stated that the owners have worked with many potential buyers but nothing has worked out for them but if you know anyone that might be interested in buying the golf course to please put them in contact with the owners. Jim told the Directors that we need to encourage home owners to bring their ideas to the Board and that we all need to work together. He reminded the Board of our charge. The meeting ended at 7:30 pm.

Respectfully,

Kathleen M. Ferrell

Tartan Pines Owners Association

Notes From A Working Meeting

February 7, 2017

422 Tartan Way, Enterprise, Alabama

A working meeting of the Tartan Pines Owners Association Board of Directors was held on February 7, 2017 at 6:00pm at the home of Kathleen Ferrell. Present at the meeting were: Jim Arrington, President; Harry Crook, Vice President; Kathleen Ferrell, Secretary/Treasurer; Jack Anderson and Anne Davis. Dave Carew and Gene Yager were unable to attend. Hugh Meade with the management company was not in attendance, due to illness.

Jim opened the meeting at 6:11pm with prayer. Jim stated that the meeting tonight was to review the evaluation report from Billy Casper Golf Management and prepare for the Ad Hoc Committee meeting. The purpose of the Ad Hoc Committee is to work with the Board of Directors to evaluate the contents of the evaluation report from Billy Casper Golf Management and to make recommendations to the HOA membership. Jim asked the following home owners to serve on the Ad Hoc Committee: Bill Carr; Barbara Wade; Steve Wilson; Scott Jackson; Lewis Cameron; Eneicy Seitz; Johnny Vaughn and Herbert Barr. He also asked John Dowling, who said he couldn’t serve at this time and Linda Wilson, who has not responded.

Jim had distributed the evaluation report from Billy Casper Golf Management prior to the meeting. He said that Mike Cutler was the representative from Billy Casper that met with Jim, Kathleen, Harry, Mark Krystyn (manager of Tartan Pines) two weeks ago. Jim explained that Mike spent a lot of time at Tartan Pines with Mark Krystyn. They reviewed financial information and toured the course and facilities. Mike Cutler also toured the Enterprise Country Club; Silver Wings Golf Course; and the Robert Trent Jones Golf Course. Mike shared marketing strategies during his visit and they are outlined in the report. The Directors reviewed the ten year proforma and capital improvement plan outlined in the evaluation report. Discussion followed regarding the financial projections.

Anne stated that the home owners living on the golf course have more benefit than home owners that don’t have homes directly on the golf course. She said that other home owners had suggested that those directly on the course should bear more of the financial burden, if the HOA moves forward with the purchase. Jack stated that everyone has the same benefit because if the course closes, all property values within Tartan Pines will decline, regardless if the home is on the course or not. Kathleen stated that control of the land is the most important issue and necessary to protect property values; our choice is to buy the course and keep it open or buy the course and close the course and maintain the land. Kathleen said that the HOA could recapture some of their investment money by selling portions of unused land around the golf course (subject to the CCR’s of Tartan Pines) or applying for the wetland conservation credits. Harry said another option would be to keep the front nine open and close the back nine. Anne stated that we need to task the Ad Hoc Committee to evaluate the pros and cons of owning the land and leave operating the golf course out of the equation until later. A discussion followed about the importance of controlling the land and what would it cost to purchase the land. Jack stated that there are two ways to value the land: the value of the golf course (typically it is equal to the annual revenue) and the value of the raw land. Harry added that there is also value in the wetland conservation credits. Discussion followed about the wetland conservation credit program and how we can obtain additional information.

Jim stated that he would be sending the evaluation report to the Ad Hoc Committee directly. Discussion followed that the Committee needs time to review the report and to meet before we provide home owners with copies of the report. Discussion also followed about providing a cover memo that reminds Committee Members that the provided proforma is the management company’s “wish list” budget for operations. The HOA has the option of providing the management company with a budget and asking them to work within that budget. The cover memo also needs to ask that the Committee evaluate the pros and cons of purchasing the golf course for the purpose of controlling future development of the land. Jim stated that another possibility would be to buy the course and lease it back to a golf company.

The Ad Hoc Committee and the Board of Directors will meet on Monday, February 13th at 6:00pm at the clubhouse. Jack Anderson asked if we could talk about the elephant in the room. Gene Yager recently informed a couple Directors that he had purchased the second note for Tartan Pines Golf Course from Billy Cotter. Discussion followed. Jim stated that he has discussed this with Gene and informed him that he would have to recuse himself from any vote regarding the golf course, as it would be a conflict of interest for him. Discussion followed that if the HOA wants to buy the course, they will need to pay off the first note at Trinity Bank, as well as the note Gene Yager is holding; the estimated total of both notes being approximately $350,000 - $400,000. Discussion followed about the note Gene is holding having a maturity call at the end of March and that Gene is very interested in operating the restaurant. Also, the property taxes have not been paid, which might provide an opportunity to purchase the golf course at the court house steps.

There being no further discussions, the meeting was adjourned at 7:40pm.

Respectfully,

Kathleen M. Ferrell

Tartan Pines Owners Association

Notes from a Working Meeting

February 13, 2017 6:00pm

423 Tartan Way, Enterprise, AL 36330

A working meeting of the Board of Directors of Tartan Pines Owners Association and the Ad Hoc Committee was held on February 13, 2017 at the Tartan Pines Clubhouse. Attending the meeting were: Jim Arrington (President),

Harry Crook (Vice President), Kathleen Ferrell (Secretary/Treasurer), Jack Anderson (Director), Gene Yager (Director) and Anne Davis (Director). Dave Carew (Director) was not able to attend. Attending as Committee Members were: Johnny Vaughn, Barbara Wade, and Eneicy Seitz. Herbert Barr, Scott Jackson, Bill Carr, Louis Cameron and Steve Wilson were unable to attend the meeting. Mark Krystyn, General Manager and Golf Pro, also attended the meeting.

Jim Arrington called the meeting to order at 6:01pm. He led the group in prayer and then asked everyone to take a minute to introduce themselves, stating the street that you live on and what you felt the purpose of the meeting is. Eneicy introduced herself first; she lives on Aberdeen and she is a golfer. She bought a house on the golf course and she wants to continue to have a house on the golf course. Barbara Wade introduced herself next. She lives on East Robertson; she is a practicing attorney in Daleville. She is concerned about the future of the golf course. Anne Davis introduced herself. She lives on East Robertson Court. She and her husband intentionally did not buy on the golf course. Anne feels our purpose is to come together as a group and work through this problem. Kathleen Ferrell introduced herself; she lives on Tartan Way and was one of the first home owners in the community. She feels the purpose of the committee is to decide the benefits of buying the course, or not buying the course. She feels that the HOA needs to buy the course so they can control the land; not only from development but from the resale of the land and keeping it subject to the CCR’s of Tartan. She would like the golf course to stay open, if possible. Johnny Vaughn introduced himself next. He lives on Tom Morris and has lived in Tartan Pines for 13 years. He is concerned about what will happen to the golf course and the financial impact it could have on home owners. Mark Krystyn introduced himself and explained that he was at the meeting to answer any questions that may be asked about the golf course. Jack Anderson introduced himself; he lives on Aberdeen. Jack wants the HOA to have control of the pool. He is a member of the golf course but he doesn’t play golf. He wants the HOA to control the land. Gene Yager introduced himself. He lives on Robertson Court. He is tired of the games; he is ready to own the course by himself. Gene explained that he bought the second note and it will be called due next month. Bill Carr joined the meeting by telephone. Eneicy asked Gene if he was in business with the other golf course owners and Gene replied no. Harry Crook introduced himself next; he resides on St. Andrews. He is a golfer and has lived in Tartan since 2011. He hopes we can find a way to keep the course open. Bill Carr introduced himself; he lives on Tartan Way. Bill feels the HOA should own the course and hire a professional management company --- but he said we have to buy it for a “reasonable price”, so that it won’t be a burden to anyone. He said we have to make every effort to protect our property values. Bill suggested that we solicit more golf management proposals. When we get all of our information together, he would like to see us meet with smaller neighborhood groups instead of one big HOA meeting. Bill stated that we should be able to make this work and pay less than what the Enterprise Country Club is paying for dues.

Jim reminded everyone that what is discussed at our meetings is very confidential. Ethically, if someone has a conflict of interest, they need to state it up front, as Gene did about holding the second note. We need to respect other’s opinions, be concise and to the point with our comments and understand that we are not always going to agree, that there will be difference in opinions. Jim stated that everyone has a copy of Steve Wilson’s comments; most everyone received them prior to the meeting by email.

Jim stated that as a Board and the Ad Hoc Committee, the mandate was given to us to evaluate if the HOA should purchase the golf course or not purchase the golf course. Bill said we can’t make a recommendation to the HOA if we don’t have an agreement with Robert Bishop and we don’t have some numbers. Gene said that he doesn’t want to get in a bidding war or play against each other when we talk to Robert Bishop. Bill said that we still need to be concerned about the one year right of redemption. Bill said that he thinks the HOA needs to buy the course and they need to write Robert Bishop a check and Robert needs to be out of the deal; but we still need to be able to make the purchase at a reasonable price and hire a professional management company. Bill stated that we shouldn’t pay more than $450,000; the use of the land determines the value and there isn’t any value if Robert can’t develop the land. Johnny said he agrees with what Bill said. Anne said that to Bill’s point, we don’t need to fight each other but there are lots on the golf course and lots that are not on the golf course, which should impact assessments. Ann said the size of the home should also impact the assessment. Bill stated that he agrees, but whether your house is on or off the golf course, being in the golf course community gives every home owner value. Anne stated that we should decide about the control of the land now and not worry about keeping the course open. Eneicy said that everyone’s house value is higher because they are part of the golf course community. She said that we need to keep the golf course operating. Bill said we have to decide first: do we buy the land or not buy the land; second we need to decide to keep it as green space or operate it as a golf course. Kathleen said she agreed with different participation levels based upon house size and location on or off the course but that everyone’s value will go down if the golf course closes – therefore, everyone should participate at some level. Johnny said that we have people in our community that are on fixed incomes and they can’t afford to participate. Bill said they are good people and he is concerned about them also but we need to protect the majority. We need to work together to decide if we are going to buy the course or not; if we are going to operate the course or maintain green space. Harry said that some of the land could be put into conservation credits and we could recoup some of our money. Jack said that we have to control the land --- then we can sort out everything else. Bill stated that he is very opposed to closing nine holes; that we all purchased on a golf course and it would not be fair to close a portion of the holes. Barbara asked if Robert Bishop was willing to talk to us. Gene said that he told Robert he is going to foreclose and he hears that Bishop is in bad shape. Gene said that he is supposed to meet with Robert tomorrow morning and hopefully he will learn more. Harry said that as of today the property taxes had not been paid and the current balance is $10,955.23. Kathleen stated that a couple golf course management companies have told her that the value of a golf course is equal to the annual income, which would place Tartan’s value at approximately $384,000. Robert is asking $1.1 and Kathleen said she felt the value was closer to $350,000 and Robert needed to consider coming off the price and giving us something to work with. Jack said that at the Country Club and at Tartan, he is a member of the golf course, not because he golfs but because they “keep the grass across the street mowed”. Harry said that his golfing days are winding down but he wants to enjoy the beauty of the course from his wheelchair. Bill said that we have to be transparent and we have to be united. Kathleen said that she is trying to get additional proposals from golf management companies but she could use some help. Barbara, Harry and Jim offered to contact companies; Kathleen said that she would email them contact information tomorrow. Kathleen said that she contacted one company to get a bid on cutting the golf course land, if it is decided to keep it as green space. That company declined to provide a bid. She asked if the management company could solicit those bids. She suggested that a scope of work be provided. Bill stated that he wants the course manicured and not bush hogged.

Jim asked if we were all in agreement to move forward in soliciting additional information to present to the home owners so that they can make an informed decision to purchase (or not purchase) the golf course; everyone agreed.

Barbara asked about the flyers that were recently put in mailboxes. She read the flyer. No one had any information as to who made and distributed the flyers.

Anne reiterated that we are working on a decision to buy the course or not; that we would try to work on the price; and worry about operating or keeping it green until later. That we would work on a proposal for assessments based upon size of house and if the house is located on the course. And we will work on numbers to maintain the course if we decide not to open it. Bill said we need to consider the price we are willing to pay to sustain the course. Gene said he wants to make it more than a golf course. The HOA can own it and lease it to him; he wants the pool and the restaurant. He wants to have a variety of functions and meals. Discussion followed regarding some of his ideas.

Bill stated that a group or individual cannot commit the HOA – it will take a vote and approval from the HOA --- so if anyone is talking to Robert Bishop they need to say it is subject to HOA approval.

Kathleen asked to review the Billy Casper Golf numbers, since it had been posted on the web page. The $250,000 HOA contribution is under income. Capital repairs are required, which escalates the contribution in the first year. Kathleen said an option would be to finance the capital improvements in with the purchase of the course. Kathleen reminded all that these numbers were Billy Casper’s dream list --- that ultimately, we would provide a budget and ask the management company if they could work with our numbers. Bill suggested that we not put any other proposals on the web page until we know which direction we are going. Kathleen asked Jim if he could take down the Billy Casper Golf projections.

Jim said we won’t set another meeting date until we have information from the other management companies to review. Kathleen asked Gene to give the Board and Committee an update from his meeting with Robert tomorrow.

There being no further business to discuss, Harry motioned to adjourn and Jack seconded the motion. The meeting was adjourned at 7:06pm.

Respectfully Submitted,

Kathleen M. Ferrell

Tartan Pines Owners Association

Notes from a Committee/Board Meeting

March 2, 2017 6:00 pm

423 Tartan Way Enterprise, Alabama

A working meeting of the Board of Directors of Tartan Pines Owners Association and the Ad Hoc Committee was held on March 2, 2017 at the Tartan Pines Clubhouse. Attending the meeting were: Jim Arrington (President); Harry Crook (Vice President); Kathleen Ferrell (Secretary/Treasurer); Jack Anderson (Director); Dave Carew (Director); Gene Yager (Director). Anne Davis (Director) joined the meeting later. Attending as Committee Members were: Bill Carr; Herbert Barr; Eneicy Seitz; Scott Jackson; Johnny Vaughn; Barbara Wade; Steve Wilson. Louis Cameron was unable to attend the meeting. Mark Krystyn, General Manager and Golf Pro, also attended the meeting.

The meeting was called to order by Jim Arrington at 6:00 pm. Harry Crook led the prayer. Jim asked that everyone keep Hugh Meade in their prayers, as he has had some health issues. Dave Carew asked everyone keep Tica Pittman in their prayers, as she lost her mother.

Jim stated that the Notes from the last working meeting had been distributed earlier; he had additional copies available tonight. There were no questions.

Jim reviewed the list of golf management companies that had been contacted and asked for an evaluation and proposal of services. Jim, Kathleen, Harry and Barbara had spoken to the companies. Eleven golf management companies were contacted; Billy Casper Golf provided us with a full report, which was a result of previous action taken by the Board. Classic Golf offered to do a report but would have to charge for their expenditures. Discussion followed about engaging them for the evaluation, if the expenses could be kept under $400 to $500. The other nine management companies said that Tartan did not generate enough income for them to provide a proposal or they were non responsive.

Jim reviewed a proposal that golf course owner, Robert Bishop, wanted presented to the HOA. Jim also reviewed the projected expense for this proposal and possible alternative options from the proposal. Jim also reminded those present that our purpose is to do research, formulate option and make recommendations to the general membership. He stated that he keeps getting messages that the Ad Hoc Committee is making decisions for the general membership and he cautioned that neither the Committee or the Board have that authority. Discussion followed regarding the proposal. Dave Carew asked if anyone has contacted the city about taking it over as municipal course or turning it into a park. Gen Yager stated that we are trying to discuss something that we have no control over and we need to go to option #9 and do nothing but wait. Kathleen stated that the golf course owners haven’t offered a realistic price for the course yet but we need to continue to wait and keep discussions open. Eneicy Seitz stated that we need to try to buy the course; if they close the course it would turn into an unkempt jungle. Gene stated that he spoke to Robert Bishop’s money person and that he stated they won’t sell for less than $1M and that they will close it and keep it as green space. Bill Carr stated that we shouldn’t give them any money because that would only hurt our future negotiations. Gene reminded everyone that he holds the second note, which is due in full March 31st. Eneicy suggested that they might be waiting to see what happens to the Enterprise Country Club. She said they are doing another assessment and their members are not happy. She also said there are rumors that Fox Ridge Golf Course in Ozark may be closing. Eneicy asked if Tartan was hosting the Chamber Golf Tournament and Mark Krystyn confirmed that they are. Eneicy stated that the rumors in the community are crazy and suggested that we have a membership meeting to get out more information. Johnny Vaughn motioned that the Committee adopt option #9 and do nothing. Discussion followed that this would have to be the recommendation to the membership not a decision. Steve Wilson agreed and stated that we should add that the Committee will follow up in the future when new information is available or there has been a substantial change. Bill Carr stated that the thing that worries him the most is the “determining a reasonable price” for the future. Herbert Barr said he was concerned about the legalities of making home owners buy the course or participate. Discussion followed that the HOA documents would have to be amended to make the proper provisions for those actions and an amendment would require 67% vote of the membership. Bill Carr said that the only way anything will work is for an alignment of interest to protect property values and keep the green space, whether it is an operational course or not. He stated that we don’t have anything to decide at this time because the price is not realistic – and he understands that is a frustrating situation. Someone asked why Billy Cotter didn’t sell the course to the HOA, as he was easier to deal with. Gene thought he had offered it to the HOA; Kathleen stated that Billy did offer it to the HOA and she thought it was recorded in the minutes. Dave Carew stated that we have a motion on the floor. Barbara asked if we are committed to have a meeting to tell the home owners, either with general membership or by neighborhood town hall meetings. Steve Wilson suggested that we send out a notice that we have not been able to negotiate a reasonable sales price with the golf course owners but that we think the situation may change in the near future and we will reconvene the Committee at that time. Discussion followed.

Jim Arrington stated that the Ad Hoc Committee needs to advise the Board of their recommendation; he asked if it is the Committee’s recommendation to do nothing at this time and reconvene at a later time if warranted; Jim called for a show of hands from Committee Members and it unanimously passed. There were no objections or abstentions.

Jim Arrington asked the Board to vote. Dave Carew motioned that we accept the Ad Hoc Committee’s recommendation to do nothing at this time and reconvene if additional data is provided or the situation changes; Gene Yager seconded the motion. Jim called for the vote and it unanimously carried. Discussion followed about sending a letter to the home owners and posting it on social media.

There being no further business to discuss, the meeting was adjourned at approximately 7:00 pm.

Respectfully Submitted,

Kathleen M. Ferrell

Secretary