

Minutes of the Meeting of Tartan Pines Owners Association Board of Directors
November 31, 2002

Present: Bert Barr, Billy Cotter, Mark Fassel, Steve Hagins, Ben Henderson, Kinn Pittman

Discussion circulated regarding seven owners who were past due on Association Dues. Bert Barr mentioned possible problems with unpaid dues arising from For-Sale-by-Owner transactions. Billy Cotter said that we should notify attorneys in town who do real estate closings.

Mark Fassel suggested that a phone call might be appropriate. Ben Henderson stated that all had received at least one letter, but some had received several. Billy Cotter said that he felt some would pay shortly, and would be seeing several. Steve Hagins inquired about the necessity of sending a registered letter, and mentioned the possibility that some folks would pay at the first of the month. It was agreed that we would speak to those past-due as the opportunity arose. Motion by Bert Barr, 2nd Billy Cotter that if dues were not paid by 12/1, we would contact those past due by phone. All agreed.

Election of Officers was then considered. Upon motion by Bert Barr, seconded by Mark Fassel, Billy Cotter was elected Board Chairman, Kinn Pittman Vice-President, Ben Henderson Treasurer, and Steve Hagins secretary. All Ayes.

Discussion was held regarding an inconsistency in the Covenants, which specified six directors, but elsewhere that there should be an odd number of Directors. Billy was to contact Rainer Cotter regarding remedy. Motion made by Kinn Pittman 2nd by Mark Fassel to request Linda Bolton to serve as Director. All agreed.

Ben Henderson suggested we need input from residents regarding the newsletter and seek volunteers for Owners Association standing committees. Directors mentioned names of people who had either volunteered for committees or would be strong members:

Covenants:	Bob Moore, Harry Guilder, Linda Bolton
Landscaping:	Frances Nichols, Addie Jowers, Ursula Marks
Seasonal Decorations:	Jennifer Fassel, Rhonda Barr
Social:	Heather & Beverly Mitchell, Tika Pittman, Kathy Farrel, Sue Guilder, and others

Ben Henderson brought a draft sign-up form and Billy Cotter volunteered to draft a cover letter. Ben suggested a special mailing requesting soliciting volunteers. Billy was to draft letter and arrange for mailing. Mark Fassel suggested timeliness was essential. All agreed.

A discussion of swimming pool hours circulated. Hours are posted. Ben Henderson said the sound system was on a timer, turning off at night so as not to disturb residents, and that pool furniture had been stored for the winter. No other action taken.

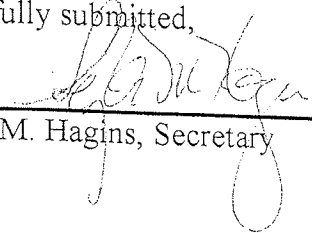
Discussion was held regarding a community directory. Billy is to contact Linda Bolton regarding putting one together. Mark Fassl volunteered to assist. Ben Henderson reported that the Robertson Court owners were meeting to discuss maintenance within their area. Currently lighting costs about \$108/yr, power \$180, and landscaping \$780/yr within that area. They are to report back so that we know how much sub-association dues needs to be included in their annual billing. Billy mentioned that Lucky Lawn would resume work on the entrance, with completion scheduled before Thanksgiving. Mark Fassl noted that the entrance off Highway 134 was dark at night, and also that crossing markings on the road between 5th green and 6th tee would be helpful. Further investigation to be conducted.

Billy Cotter entertained questions about Revenue/Expense. Ben Henderson reported that we were running out of pool cards and that a re-order of 200 would cost \$450, which exceeded the \$300-400 budgeted. Discussion of private entrance clicker devices was held. There was general discussion that TPOA should provide some initial number per household, with residents responsible for extra, lost, etc. units. No final policy adopted.

Board agreed that scheduled board meetings would be on the 2nd Thursday of the first month of each quarter at noon in the Conference Room at the Tartan Pines Clubhouse, with special meetings called as necessary.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Stephen M. Hagins, Secretary

TARTAN PINES OWNERS ASSOCIATION
BOARD MEETING

OCTOBER 31, 2002

AGENDA

WELCOME NEW BOARD MEMBERS

ELECT OFFICERS

DISCUSS COMMITTEE APPOINTMENTS

REQUEST INPUT FOR MONTHLY NEWSLETTER

POOL FURNITURE & HOURS

MEMBER LISTING (POSSIBLE DIRECTORY)

ANNUAL BILLING IN JANUARY – ROBERTSON CT.

AGED RECEIVABLES

NEW BUSINESS

ADJOURN

TARTAN PINES OWNERS ASSOCIATION, INC.
423 Tartan Way
Enterprise, AL 36330

September 12, 2002

NOTICE OF ANNUAL MEETING

To Be Held October 15th, 2002

To: Members of Tartan Pines Owners Association, Inc.

Notice is hereby given that the regular Annual Meeting of the Tartan Pines Owners Association, Inc. will be held at Tartan Pines Clubhouse, Tuesday, October 15, 2002 at 6:30 p.m. There will be a "bring a dish" dinner at 5:30 with the business meeting beginning at 6:30 p.m. for the following purposes:

- Elect two additional Directors
- Treasurer's Report & 2003 Budget
- President's update on community improvements
- Consider other such matters as may properly come before said meeting

Each lot is entitled to one vote to be cast by the owner provided that all dues and assessments are paid current at the time the vote is taken as stated in Article 15 of the Covenants.

By order of the Board of Directors,

Billy Cotter, President

AGENDA

- 1) Welcome
- 2) Introductions
- 3) Elect two additional Directors
- 4) Discussion on committees to be appointed by Directors
 - a) Covenants Committee
 - b) Entrance/Landscape Committee
 - c) Seasonal Decorating Committee
 - d) Social Committee
- 5) Treasurer's Report and 2003 Budget
- 6) President's update on Community Improvements
 - a) Pond - #9 and Tartan Way
 - b) Main Entrance
- 7) New Business

Date: November 5, 2002
To: All Property Owners
From: Billy Cotter
Subject: Committees

The Social Committee, Seasonal Decorating Committee, Landscaping Committee and Restrictive Covenants Committee are now being formed and we need your help. These committees are very important not only the success of the Homeowners Association but also for the beautification of our community. If you would like to take part in one of the committees please complete the enclosed form and drop off at the clubhouse.

We invite each of you to have input in our Homeowners Association Newsletter. If you would like to share announcements or information with the other homeowners, please let us know.

We are also putting together a Community Directory, so please give us each member of your household's name, address, phone number, and email address.

Home Owners Association Meeting

10-15-02

Billy Cotter opened the meeting by asking everyone to introduce themselves and tell where they lived.

The owners have nominated two people for the board. Mark Fassl and Bert Barr. They will serve with the four owners. The home owners will elect the entire board after 75% of the lots are sold.

A motion was made and seconded to accept the two new board members.

Billy said the main entrance is almost completed.

Committee's were discussed and if anyone has an interest in serving on one of them, please let one of the board members know.

- * Covenants Committee
- * Entrance/Landscaping Committee
- * Seasonal Decorating Committee
- * Social Committee

Ben Henderson gave the Treasurers report.

Agenda & Financial reports attached. (4 pages).

Discussion about the Tom Morris common area. Concerns about brush and dead trees. Overall appearance poor. Rental concerns. Covenants apply to owners to insure property upkeep. Lease terms clearly layed out in covenants. Tom Morris common ground is a neighborhood opportunity. Encouraged them to get together and get started with planning. Current neighborhoods are Tom Morris and Robertson Court.

Common areas were described. Streets and lighting are city, except rear entrance street. Common area taxes are estimated for 2003 budget. Liability insurance for common areas is covered under Tartan Pines master policy to save costs. The appropriate portion of the premium is allocated to the association.

Main entry signage discussed. Billboard sign to be removed in near future. Tartan Pines resolving readability issue with gate signage. Future plans include a gate house.

Discussion on rear entrance gate may be closed @ night beginning January 1st. Owners will be provided a remote control. Consideration is being given to final mode of

operation, i.e. remote opening from property exterior and automatic opening from property interior.

There are concerns with contractors. Poor job of cleaning up, trash in our streets, and they are part of the speeding problem. Tartan Pines does trash pick up runs with their employees to assist with property appearance. They apply constant pressure on Contractors over this issue.

Dennis Jowers complemented the owners for a fine job, to date. Others in audience supported this view.

Much ado about "the pond". Finally figured out the engineering issues and proceeding with completion of the project. Will also improve the dam area.

A suggestion was made to consider children's play ground complex and tennis courts. Also some discussion about a community approach to a yard sale. Mention was made to develop a community directory.

There were some concerns about the need for more street lighting. This is a city issue that needs to be researched by the association.

Tree removal, especially severe and poorly thought out clearing of lots, is a concern. Builders must have written approval from the architecture committee of their plans. This is controllable and enforceable, but requires diligence.

Pine Beetle infestation is a concern. Tartan Pines to investigate severity of problem and look at possible actions.

Speeding and careless driving is a seemingly universal concern for the home owners. Speed limits are posted. Speed bumps were mentioned but no action items came from the discussion.

Tartan Pines expressed gratitude for the association meeting turn out and participation. Strong encouragement was given the home owners to be aggressive and diligent in continuing to build a strong association on the foundations that have been laid so far. Committee volunteers, committed to the future of the Tartan Pines community, are essential and needed now. More, planned, social interactions were recommended.

The general sense of the developers and property owners at the end of the meeting was friendly, cooperative, appreciative and satisfying.

Directors Meeting
Tartan Pines Owners Association Inc.

On September 12, 2002 the Tartan Pines Owners Association, Inc. Board of Directors held a meeting. Those Directors present were: Billy Cotter, Ben Henderson, Steve Hagins, and Kinn Pittmen.

The purpose of the meeting was to call an annual membership meeting and to set the date for such meeting to be October 15, 2002. The place of the meeting will be the Tartan Pines Clubhouse with the meeting beginning at 6:30 PM.

President Billy Cotter was given authority to call the meeting and to set the business of such meeting.

There being no further business the meeting was adjourned.



Ben Henderson, Jr.
Sec-Treas.

Directors Meeting
Tartan Pines Owners Association , Inc.

On December 27, 2001 the Tartan Pines Owners Association, Inc. Board of Directors held a meeting for the purpose of approving the budget for the year 2002. All Directors were present (Ben Henderson, Billy Cotter, Steve Hagins, and Kinn Pittman). The budget was drawn based on the estimated common expenses divided by the number of available lots at this time. The number of available lots is 147, thus making the assessment \$270.00 per lot. Robertson Court is the only neighborhood with a landscaped entrance. A \$500.00 neighborhood assessment (\$16.00 per lot annually) was passed. Neighborhood assessments will only be spent at the discretion of that neighborhood. The first annual meeting of the membership is anticipated to be in May of 2002. Membership will be properly notified as to the exact date and location of the meeting.



Ben Henderson
Sec-Treas.

Directors Meeting
Tartan Pines Owners Association

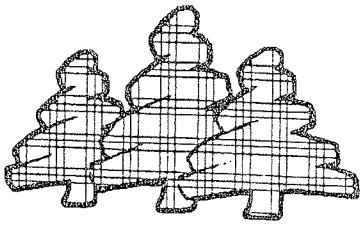
On November 8, 2001 the Tartan Pines Owners Association Board of Directors held an organizational meeting for the purpose of electing officers. The following directors were present: Billy Cotter, Ben Henderson, Kinn Pittman, and Steve Hagins. Upon the motion of Ben Henderson, seconded by Steve Hagins, the following officers were elected:

Billy Cotter – President
Kinn Pittman – Vice-President
Ben Henderson – Sec-Treas.

There being no further business the meeting was adjourned.



Ben Henderson
Sec.-Treas.



Tartan Pines Development Co., Inc.
Tartan Pines Golf Club & Driving Range
Tartan Pines Golf Community

May 17, 2000

Dear Friends:

These are exciting days at Tartan Pines, and we'd like to take a moment to bring you up to date on a number of things that are happening currently. As many of you know, the golf course has been open for almost six weeks, and the public response has been most gratifying. In addition to the Enterprise golfing community, we have drawn many players from a wide area, notably east to Dothan, north to Montgomery, west to Andalusia, and people from the Panhandle of Florida. It's fair to say that they have been impressed with not only the condition and beauty of the course, but also the value of its pricing compared to other courses of similar quality. We plan on occupying our new clubhouse near the end of this month, and think you'll be pleased with the golf shop, restaurant, and meeting facilities. The carpet is down, the wallpaper is hung, and most of the furniture is stored in our basement, ready to be unpacked and carried upstairs. We do have a little landscaping to do before we open.

We have planned some television advertising about the course and subdivision to begin shortly, and we think that the aerial photography and graphics are eye-catching. The completion of paving of streets from the clubhouse to Robertson Court has allowed visitors to experience more of the beauty of the neighborhoods for themselves.

Construction on homes within the subdivision has begun in some areas, and more is scheduled to begin in the near future. Several weeks ago you should have received an informational packet requesting your instructions on deed preparation for your lot(s) at Tartan Pines. We have received most of those replies back and are in the process of getting deeds prepared. If you have not yet sent yours, please do so at your earliest convenience. We plan to begin closing on the second group of lots within the subdivision shortly, and would like to have that process done by June 15. Please contact me at my office (347-0048) so that we can set up a mutually convenient time for closing on your lot. I look forward to talking to you soon.

Cordially,

Billy G. Cotter