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From: Linda Ellis-Bolton  
To: Ben Henderson  
Subject: Fw: Minutes  
Date: Thu, 12 Jan 2006 10:50:50 -0600

----- Original Message -----

From: Linda Ellis-Bolton  
To: Ben Henderson  
Sent: Wednesday, January 11, 2006 10:45 AM  
Subject: Minutes

MINUTES OF THE TARTAN PINES OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
DECEMBER 1, 2005

\*\*\*\*\*DRAFT SUBJECT TO APPROVAL BY BOARD\*\*\*\*\*

A special meeting of the TPOA Board was held December 1, 2005 at 12:00 noon at the clubhouse. Present were Bert Barr, Billy Cotter, Linda Bolton, Ben Henderson, Duane Johnson. The purpose of the meeting was to elect officers for the coming year. L. Bolton moved we continue with the same slate as present. Billy Cotter seconded the motion and it was passed unanimously. The Officers for 2006 are Bert Barr, President, Linda Bolton Vice-President, Jay Maher Secretary, and Ben Henderson, Treasurer.

Ben Henderson reported research on island landscaping and mulching common areas. It was suggested that magnolias be planted on the by-pass entry islands to designate those areas more clearly. A guard house may be a possibility in the future.

There being enough funds to pay for clearing the land for the new playground, B. Cotter moved to go ahead with the project. L. Bolton seconded and the motion passed.

Gate hours have been set for 8 p.m. to 6 a.m. for the winter. Codes for emergency vehicles will be sent to dispatchers of City Police, Sheriff, Rescue Squad, etc.

Board meeting's schedule will be published each month in the Newsletter as a way of communicating with the Association members.

The next meeting will be held January 12, 2006 at noon at the clubhouse.

There being no other business, the meeting was adjourned.

**TARTAN PINES OWNERS ASSOCIATION**

**BOARD MEETING**

**DECEMBER 1, 2005**

**AGENDA**

- **APPROVAL OF MINUTES**
  - **ELECTION OF OFFICERS**
  - **NEW BUSINESS**
    - LANDSCAPING – BY PASS ISLAND**
    - PLAYGROUND – CLEAR LOT**
    - GATE HOURS**
  - **NEXT BOARD MEETING – JANUARY 12, 2006**
  - **ADJOURN**
-

**MEETING MINUTES OF  
TARTAN PINES OWNERS' ASSOCIATION  
ANNUAL MEETING  
Tuesday, November 15, 2005**

Bert Barr welcomed everyone and asked Joe Talmadge pray a blessing over the food.

After the meal, the meeting was called to order by Bert Barr, Chairperson of the Board of Directors. Bert introduced the Board of Directors as being Linda Bolton, Jay Maher, Ben Henderson, Kinn Pittman, and Billy Cotter. Bert then asked the owners in attendance to introduce themselves to the crowd, especially since there are so many new people in the community.

Bert Barr called for committee reports beginning as follows:

**Covenants Committee** - This was presented by Bert Barr as Harvey Watt was unable to attend. The Chairperson of this committee is Harvey Watt, and includes Linda Bolton, Ross Bonura, Hugh Meade, and Clem Mynard. They have met this year to discuss several issues including dogs running loose, garbage cans on the street, and trucks and trailers parked in front of and beside people's homes. These issues are being addressed and corrected.

**Landscaping Committee** Joe Talmadge, Chairperson, reported from the Landscaping Committee, which is made up of Duane Johnson, Joe Talmadge, Addie Jowers, Ann Edwards, and Ben Henderson. It was recommended by Harvey Watt that the entrance at Hwy. 134 be cleaned of underbrush and weeds and kept pretty. Joe Talmadge is checking the price of Leland Cypress trees. Duane Johnson is going to raise the Cassia trees which will be planted in between the crepe myrtles on Tartan Way in the Robertson Court area.

**Seasonal Committee** - presented by Rhonda Barr, who is the Chairperson. This committee includes Jennifer Fassel, Addie Jowers, Holly Maher and Melanie Sneed. Rhonda asked for volunteers to decorate for the Christmas season this year and gave special thanks to Matt Pellegrino, Jose Estevez and Jay Maher for their help last year.

She again stressed that they need volunteers. Saturday, November 19<sup>th</sup> the committee will begin decorating the pool area and the ByPass area. They need 5 or 6 more people to volunteer their help. The committee would like to decorate for other seasons but it will take more people than the few who help at Christmas to make this possible. She asked that maybe some of the older, retired members of the community could volunteer their time, stressing that most of the committee members now work full time jobs and their time is limited. Rhonda then announced that Nina Carpenter's house will be listed in the Tour of Homes for 2005 on December 4<sup>th</sup>. In closing, Rhonda asked those willing to help put up decorations to see her after the meeting.

**Playground Committee** - This is a new committee this year and is chaired by Tonya Lower and includes Holly Maher and Cindi Lett. Tonya passed out literature showing the type of playground equipment they are interested in purchasing. The price for the starter kit is around \$10,000.00 and can cost as much as \$22,000.00. They are not asking for the monies to come from the budget. The committee is looking at doing fundraisers, asking for donations and possibly holding a golf tournament to raise the money for the playground. The owner's association has donated the property for the playground, which will be located at the corner of Clubhouse Drive and Tartan Way. It will be designed so that it complements the land, with natural colors that blend into the scenery instead of bright colors that might distract from the beauty of the area. This is a definite benefit for the neighborhood and will not increase insurance costs.

Holly and Tonya stressed that this playground will be for all the children and grandchildren of Tartan Pines Community members. They said there may be small donation plaques posted in the play area. Also, this area will be similar to the pool area as it will be surrounded with the same type fencing. They opened the floor for questions, at which time Jim Blackmore asked how much legwork had been done on this project. Holly replied that the underbrush had been cleared one time and a bushhog was supposed to be brought in to clear the floor of the area. The operator of the bushhog said he could not get his equipment in that small space because there are stumps, etc. that prevent him from doing the job. Bert Barr told Jim Blackmore there needs to be a workday so that enough of the ground work can be accomplished that the equipment can come in and finish. Jim then volunteered to help raise the money to get this project done. He has experience in raising money for playgrounds and will help them.

**Nominating Committee** - Linda Bolton recommended that Jay Maher be reappointed to this committee for three year term. Jay finished out Mark Fassl's term and is willing to stay on board. Also, Duane Johnson was recommended to replace Steve Hagins for a three year term. Linda Bolton made this as a motion, Matt Pellegrino seconded and it was approved by unanimous vote.

**Treasurer's Report** - given by Ben Henderson. Ben asked for everyone's help in keeping up with people who move in and out of the neighborhoods. If you sell your house, please call him so he can keep the association records updated and statements can be sent out correctly in January. This is the 5<sup>th</sup> annual meeting. We started with \$21,410.00 in assessments and this year we will have \$47,250.00. We are growing. The committees are being funded and the monies budgeted are not being spent.

The Income statement shows a total income of \$39,603.48 with expenditures totaling \$26,942.51 year-to-date thru 11/14/2005. Improvements to the ByPass entrance total \$3,699.51. Repairs and improvements to the pool area exceeded the budget by a large amount. The Board approved a low voltage system to replace the original lighting system which did not withstand time and was a liability to the Association. Otherwise, expenditures are well within the projected budget.

The reserves to date are:

Turnberry Lane funded \$1,000 per year for 3 years

Pool \$200.00 annually for a total of \$600.00

Contingency reserves of \$2,000.00

It is possible we may have a surplus this year. We need to anticipate what our needs will be. Hurricanes and storms destroy fences and pool furniture. We should be able to fund reserves at a higher level this year.

We presently have 158 lots paying dues to the association. For 2006 we have budgeted for 175 lots to total \$47,250.00.

Changes to the budget for 2006 include increased landscaping on the ByPass. The Landscaping Committee needs another member if anyone wants to volunteer. Pool reserve monies are not adequate and are raised to \$2,000.00. Roadway reserve is raised by \$500.00. Clickers were in short supply this year so the budget for that is raised by \$1,500.00.

There are 206 lots in the association. All lots are sold. All lots sold now are resale. When 48 more lots come into the Association that will make a completed budget of \$60,210.00.

Our community has a bright future. As we continue to mature as a community we will have the resources to be secure and to provide continual improvements.

Ben said he is always available if anyone has a financial question, they are welcome to come by his office in the clubhouse.

Al Klang then asked about the directory advertising line. Ben said we sold ads to cover the cost of the community directory. He explained that we will publish the next directory when most of the homes have been completed. We could do a reprint now but it would be better to wait a few more months. Chris Wheatley said they were assessed an extra \$30.00 for the clean up of the common area and they saw no improvement. Ben said that each neighborhood has a representative and he doesn't know who they are. The money was available and he doesn't know why it wasn't done. Bert Barr spoke up and said Jay Maher and Mark Fassl had someone come out and look at the common area. Blake Woodall said tape has been put on the diseased trees for removal. Linda Bolton said that Harvey Watt is the chairperson for Tom Morris Lane and he had a quote of over \$740.00 to clean the area. R.C. Guinn said some trees had been cut down. Ben Henderson said he gave a name of someone who might clean it to Harvey Watt. Bert said Harvey backed off because he had gotten some mixed feelings from the neighborhood about spending that much money for a one time clean up. Ben said there is \$550.00 available to spend this year for this project. Ruthie Wheatley said there needs to be a neighborhood meeting and the neighbors have never met. Ben replied they need to meet because the money is there to have it done.

The next committee to report was the Social Committee. Bert mentioned the Wednesday night cookouts at the pool and said they were very successful and well attended. Kathleen Ferrell and Beverly Mitchell recommended that the committee get back together and plan more functions. Bert said there was \$2,500.00 budgeted for social events that wasn't used. Al Klang asked what happens to the monies that are budgeted and not spent? Are they rolled over to next year? Ben Henderson replied that the funds are put in the reserve account. This year it was used for the crepe myrtles, irrigation and grass sod on Tartan Way.

Bert Barr asked if there were any more questions. The budget was then voted on and unanimously approved. He then thanked Ben Henderson for

his efforts in keeping the budget and making it accessible and easy to understand.

Bert Barr brought the members up to date on community improvements. Rosemount Court is a new street this year. Bert recognized that some of the new members at the meeting were from Rosemount. The community is maturing. Stop signs and speed signs have been put in place. Low voltage lighting has been installed at the pool. We have been able to fund reserve accounts. Our reserve account is in excellent shape. When the community is full there will be 206 homes. This will present another \$10,000.00 to our budget. Upgrade landscaping can be done every year. Beyond that, help is needed on every committee. A golf committee needs to be formed.

Ruthie Wheatley spoke up and said the sidewalks are in need of repair. Billy Cotter assured her they would be repaired but with construction still going on he will have the worst ones fixed now and all of them repaired after the construction is completed. It is an ongoing process.

Jennifer Wilkerson asked who is in charge of the marsh area edging? The bridge area looks bad – the overgrowth is terrible and doesn't present a very good impression for traffic coming through the main gate. It seems as if clean up is done only after residents complain. Ben replied that Phil handled it 2 or 3 times last year. Owners are responsible for the first 30 feet. It will be kept up more with more money. The situation will improve. Chris Wheatley asked if reflectors or reflective paint could be put on the island at the main entrance. It is very hard to see at night. Much discussion followed this complaint. Al Klang said his wife walks and he wants the places between the sidewalk and the street curb kept cut. Several people agreed that they walk, too, and are wary of snakes. Mr. Klang then talked about the back gate bars. He comes in very late at night and they are open. Bert Barr explained at length about how the timer and bars work. Al said he understood but that just isn't acceptable. He says the timer needs to be changed. He asked if the gate was accomplishing anything. Beverly Mitchell is very unhappy because their house was broken in to and it took the police 25 minutes to arrive because the bar was down at the back gate. Emergency and rescue personnel cannot respond quickly because of the back gate. Matt Pellegrino said the residents need to remember that the back gate is for the convenience of the golfers and contractors. At sometime it will be turned over to the Association and then changes can be made but for now, they need to accept it the way it is. Jennifer Wilkerson said they built on the back side to get away from the traffic and it is very busy in that area.

R.C. Guinn said he thought the streets belonged to the Association. Billy Cotter told him that Turnberry Lane is a private street but all other streets in the community belong to the City of Enterprise. Billy also commented that the Board of Directors makes the decision as to when the gate bar goes down. Larry Steck said the vines and limbs around the security camera at the back gate needs to be cleaned up because the view looks obstructed. Ben Henderson replied that the image on the monitor in the clubhouse is clear. Al Klang said, "So, what are we gonna do?" Bert promised to notify the Board again and discuss the gate. Al said why have a gate if it doesn't work. Bert Barr asked if they wanted to change the times? Billy Cotter said eventually the bars will be down all the time. Al Klang said why can't when one comes down they both come down? Jennifer Wilkerson said why don't you have to use the clicker to get out? She thinks cars should have to go in and out using the gate clicker. Bert Barr said he'd check into it.

Gene Yager asked if anyone could get a list of people in the community and on the different committees. Kristi Woodall said the street lights don't work. Bert Barr said Alabama Power is responsible for that. Residents please call and let us know when they see lights out so we can get the city to come fix them. Kristi Woodall also said that at last years meeting they talked about getting another light installed near her house but it hasn't been done. She said John Dowling has too many trees in his yard and it blocks the light from the street. Gene Yager brought up that there is a copper pipe sticking out of the ground at Lot 137 on Rosemount that is leaking with a good sized water stream. Al Klang asked if he could get a published list of the residents. Billy Cotter said that anything the residents need or with any suggestions or complaints they can call Debbie DuBose at the clubhouse and she will forward the information to the correct people. Bert Barr said you can also call Scott Lower.

Tom Graves asked that all Robertson Court residents in attendance meet with him after the meeting for a few minutes to discuss Christmas decorating. Holly Maher spoke up and gave the email address for the playground. It is [tartanpinesplayground@hotmail.com](mailto:tartanpinesplayground@hotmail.com).  
Matt Pellegrino stood up and gave a couple of observations.

One - The entrances are ugly. We need to expand the bids out to other landscapers and see if we can get a better job done on the entrances.  
Second - Individuals who own lots have the responsibility to maintain their lots. If they don't, they need to be penalized.



Loud agreement from everyone on this statement. Third - The metal posts on the golf course on Aberdeen are rusted and they don't get trimmed. Overgrowth on these posts is unsightly. They need to be touched up with paint regularly and kept trimmed.

Bert Barr asked if there was any more discussion. He then asked again for any volunteers for all the committees and the decorating this weekend. Debbie will get a list of committees and make it available upon request. Linda Bolton will make a motion to the Board about next year having the gate bars go down on both sides at 5:00 PM on Halloween night.

Bert Barr then thanked everyone for coming. A motion to adjourn was made by Bert and seconded by many.

Minutes taken by: Debbie Dukes

Reviewed by: \_\_\_\_\_

Tuesday, November 15, 2005

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

October 14, 2004

**NOTICE OF ANNUAL MEETING**

To be held Tuesday, November 15, 2005

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 upstairs in Tartan Pines Clubhouse Tuesday November 15, 2005 at 6:30 pm. There will be a "bring a dish dinner" at 5:30pm with the business meeting beginning at 6:30 PM for the following purposes:

- Committee Reports
  - Landscaping Committee
  - Covenants Committee
  - Seasonal Decorations Committee
  - Social Committee
  - Playground Committee
- Nominating Committee Report
- Treasurer's Report.
  - Review of 2005 Financials
  - Proposed 2006 Budget
- President's comments
- Consider such other matters as may properly come before said meeting.

2006 Budget will be available one week prior to 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.

It is the Board's desire that every lot holder attends in person to vote their lot. However, sometimes this is not possible. If you are unable to attend, PLEASE vote by returning your proxy in the stamped envelope provided.

**PLEASE PLAN TO ATTEND OR MAKE SURE YOUR PROXY IS RETURNED.**

By order of the Board of Directors,

Bert Barr, President

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

OCTOBER 13, 2005

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
  - BALANCE SHEET
  - PROFIT & LOSS
  - 2006 BUDGET
- COMMITTEE REPORTS
  - ANNUAL MEETING COMMITTEE REPORTS
- COMMUNITY CONCERNS
  - POOL – AFTER PARTY CLEAN-UP
- NEW BUSINESS
  - PROPOSED ANNUAL MEETING DATE – NOVEMBER 15, 2005  
TUESDAY
  - LAST YEAR – TUESDAY NOVEMBER 16
  - ELECTION OF DIRECTORS – JAY MAHER 1 YEAR TERM  
EXPIRED
  - STEVE HAGINS – RESIGNATION
  - NOMINATING COMMITTEE TO PRESENT AT ANNUAL  
MEETING
  - PROPOSED NOTICE OF ANNUAL MEETING & PROXY
  - RESERVE ACCOUNTS FUNDING
- NEXT BOARD MEETING – DECEMBER 1, 2005
- ADJOURN

**TARTAN PINES OWNERS ASSOCIATION**  
**BOARD MEETING**  
July 11, 2005

TIME AND PLACE

A regular meeting of the Tartan Pines Owners Association Board of Directors was held Monday, July 11, 2005, at 12:00pm in the club house.

CALL TO ORDER

The meeting was called to order by Bert Barr, President.

ATTENDANCE

Board members in attendance were: Bert Barr, Linda Bolton, Billy Cotter and Ben Henderson.

FINANCIALS

Linda Bolton made a motion that minutes from last meeting be approved. Billy Cotter seconded the motion and it passed unanimously.

The Financial report was given by Ben Henderson. Billy Cotter made a motion that the financial report be accepted. Linda Bolton seconded the motion and it passed unanimously.

LIGHTING

Ben Henderson gave a report that the landscape lighting had been completed at a cost of approximately \$2,400.

NEW BUSINESS

New business that was discussed included Playground, unimproved lots need to be maintained, parking of trailers, and operation of golf carts by minors. A date for the annual meeting was discussed and November 16, 2005 was to be considered.

There being no further business the meeting was adjourned until Thursday, October 13, 2005.

**TARTAN PINES OWNERS ASSOCIATION**

**BOARD MEETING**

**JULY 11, 2005**

**AGENDA**

**APPROVAL OF MINUTES**

**REVIEW FINANCIALS**

**LANDSCAPE LIGHTING AT POOL  
WORK COMPLETED**

**NEW BUSINESS  
PLAYGROUND**

**NEXT MEETING BOARD MEETING  
October 13, 2005**

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

APRIL 14, 2005

AGENDA

APPROVAL OF MINUTES

REVIEW FINANCIALS

LANDSCAPE LIGHTING AT POOL

NEW BUSINESS

NEXT MEETING BOARD MEETING  
July 14, 2005

MINUTES OF THE TARTAN PINES OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
JANUARY 13, 2005

Present: Billy Cotter, Ben Henderson Jr., Linda Ellis-Bolton, Jay Maher, Bert Barr, and Steve Hagins

Minutes from the December 2004 meeting were approved as read upon motion by Linda Ellis-Bolton, seconded by Billy Cotter. All ayes.

Ben Henderson presented the Treasurers Report for 2004. Ben reported that we finished the year with \$3702 in the checking account and that he had opened a \$5600 one-month CD at RegionsBank which matures monthly and currently pays 2%.

Ben commented that some residents had inquired about a contingency account for fence repairs and similar expenses. None currently exists. Linda suggested budgeting \$2000 and putting more if possible, and Ben suggested funding the budgeted amount from 2005 surplus at the end of the year. Ben further reported that we would bill dues for 138 lots, and that the \$1620 budgeted for prorated lot dues on lots sold would probably be low because of lot sales on Rosemount, so that our revenues in that area would probably exceed budget.

Ben noted the budgeted amount for directory publishing, and questioned the need to do that. Ben said he had no immediate plans to reprint the directory, and Bert suggested that one be reprinted in time to hand out at the Fall 2006 general owners association meeting.

Steve Hagins moved to accept the 2004 Treasurer's Report. Billy Cotter seconded the motion. All ayes.

Committee Reports:

Bert Barr reported from the Decorations Committee that the decorations went up and down, but there was not enough volunteer help, putting an undue burden on those who did participate. Bert said that the committee was considering some fall decorations for this year.

Ben reported from the Landscape Committee that the bypass area near St. Andrews had been cleaned up and was ready to straw.

Linda Bolton gave a report from the Covenants Committee, and pointed out a number of issues which needed to be addressed. They were:

- A utility trailer continuing to be parked on Tartan Way
- Work trucks being parked on the street
- Garbage cans being left out beyond time for pickup day
- Satellite dishes need prior approval before installation
- Dogs running loose and barking

It was decided to for Steve to draft a reminder letter, circulate it among the board members for revision, and then to do a mailing to the residents prior to further action. Motion by Linda(?), seconded by Billy, all ayes.

Billy reported that the Social Committee had events in the planning process, but nothing specific yet.

Bert mentioned the need for a sign at the 134/Turnberry entrance, designating that as a residents' entrance, and noting that security cameras were in use. Billy suggested getting one to match other signage in color and style. Bert was to draft some text for further review.

No further old business.

No further new business.

Steve motioned to adjour, 2<sup>nd</sup> by Linda. All ayes.

Respectfully submitted,

Steve Hagins, Secretary



TARTAN PINES OWNERS ASSOCIATION  
BOARD MEETING

JANUARY 13, 2005

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
- APPROVAL OF 2004 EXPENDITURES
- 2005 DUES BILLED
- COMMITTEE REPORTS
- ENTRANCE SIGNS FOR 134 GATE
- NEW BUSINESS
- ADJOURN