

## Minutes of the Tartan Pines Owner's Association Board December 7, 2006

### Approval of Minutes

The Board convened at 1200 at the Club House on December 7, 2006. Burt made a motion to call the meeting to order and approve the minutes for the October 12, 2006 meeting. Both were approved.

### Attendees

Burt Barr, Gene Yager, Kin Pittman, Ben Henderson, Billy Cotter, and Jay Maher

### Treasurers Report

Ben Henderson briefed the Treasurer's Report, and stated that he will be able to fund the 2006 reserve account in January 2007. A motion was made to approve the Financial and Expenditures Report. Motion was approved.

### Old Business

There was no old business discussed during the meeting.

### New Business

- Election of Officers- Burt Barr's nomination for TPOA President and Linda Bolton's nomination for TPOA Vice President were approved by the Board.
- Gate closing times will be published in the Tartan Pines Newsletter with the gate closing at 8:00pm and opening at 6:00am starting in January 2007.

### Committee Reports

- Covenants- construction dumpsters on Rosemont remain a problem. Contractors will be notified to remove unused or empty overflowing dumpsters that are creating clutter on the street.
- Landscape- Ben Henderson is receiving estimates for the 2007 landscaping contract. Landscaping will include the mowing and edging of the pool, Rosemont, both entrances, and the bypass all the way to the fence.
- Seasonal Decorations- not discussed.

- Social- the Board discussed placing pledge cards for the playground at social events in order to raise funds.
- Playground- the Playground Committee Members requested help with fundraising. In response, the Board discussed contacting Walter Abernathy to see if he would be interested in helping the Playground Committee raise funds, and decided to follow up the fundraising letters with phone calls (list will be scrubbed and each member will call recipients as appropriate).

### Adjourn

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for January 18, 2007 at 1200 in the Clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

DECEMBER 7, 2006

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
  - BALANCE SHEET
  - PROFIT & LOSS 2006
  - RESERVE ACCOUNT FUNDING
- NEW BUSINESS
  - ELECTION OF OFFICERS
- COMMITTEE REPORTS
  - COVENANTS
  - LANDSCAPE
  - SEASONAL DECORATIONS
  - SOCIAL
  - PLAYGROUND
- NEXT BOARD MEETING JANUARY 11, 2007
- ADJOURN

# TARTAN PINES OWNERS ASSOCIATION MINUTES OF ANNUAL MEETING

Tuesday, November 7, 2006

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

After the meal, the meeting was called to order by Bert Barr, chairperson of the Board of Directors, and board members were introduced.

Bert Barr called for committee reports as follows:

**Covenants Committee** – Presented by Bert Barr as Harvey Watt retired from the committee. Bert asked for a volunteer to serve as chairperson of this committee. Bert noted that the committee receives frequent complaints of dogs running loose in neighborhoods. He asked that animals be secured.

**Landscape Committee** – Joe Talmadge reported that the front entrance has been completed. Work will soon begin on this side of the entrance, with flowers and ground cover planted. Trees will also be cleared out. The fence row on Tartan Way at Robertson Court has been planted with Crape Myrtles and Cassia that Duane Johnson rooted.

**Seasonal Committee** – reported by Rhonda Barr. New Christmas bows and greenery have been purchased and there are new decorations for the front entrance. Decorations are going up Friday, November 10, 2006. Rhonda and Bert asked for volunteers to help.

**Social Committee** – Tom Evelyn reported there has been great response at all events. Residents will be notified of future events by email or postcard. Gene Yager was recognized for his efforts in cooking for different events. Various others were thanked for their help in making social events a success.

**Nominating Committee** - Jay Maher brought this report. Three positions are open at this time. Each neighborhood needs representation. Jay recommended Bert Barr, Linda Bolton and Gene Yager fill these positions. Motion unanimously approved.

**Playground Committee** – Holly Maher gave a brief report. Letters to business owners asking for donations will be sent soon. Follow-up calls will be made. The total cost of the playground is approximately \$27,500.00. This will be a fenced and gated area. Playground is patterned after the Rotary Park playground in Enterprise.

**Treasurer Report** – Reported by Ben Henderson. Today, 173 lots have been assessed. In January, 2001, \$21,410 was assessed. The 2007 budget calls for \$49,950.00 to be assessed in annual dues. It is vital to report the buying and selling of property. Please let Ben or Debbie know of property bought or sold.

January YTD budget vs. actuals net is \$44,950. Two things last year took more money. The lot preparation for the playground was \$4,000. This was agreed upon by the Board of Directors and will be absorbed into the 2005 & 2006 budget. Also, \$5,000.00 was spent on the front entrance. Total expenses YTD is around \$34,000.00. Reserve YTD is \$13,000.00. The 2007 budget is based on 185 lots. There are 33 lots left to build. Upon completion the budget will be about \$60,000.00. There are 135 homes completed – up 21 from last year.

**New Business –**

Residents interested in pool being monitored during summer months.

Cleanup should be enforced around new construction.

Call Debbie with complaints. Requests will be in monthly newsletter. Also, write letter to Board with issues and they will be addressed.

Residents want to know the issues discussed in Board meetings and would like info posted on website.

Bert Barr thanked everyone for coming. A motion to adjourn was made by Bert and seconded by all. Meeting adjourned.

Minutes taken by: Debbie DuBac

Reviewed by: B. Henderson

# AGENDA

Tartan Pines Owner's Association  
Annual Meeting  
November 7, 2006

1. Welcome and Prayer
2. Introduction of Board of Directors
3. Committee Reports
  - a. Covenants Report
  - b. Landscape Committee
  - c. Seasonal Decorating Committee
  - d. Social Committee
  - e. Nominating Committee
4. Treasurer's Report
  - a. 2006 Budget Actuals
  - b. 2006 Balance Sheet
  - c. 2007 Proposed Budget
5. Community Improvements Update
  - 11<sup>4</sup> a. 135 Homes completed + 21
  - 24<sup>5</sup> b. 23 Homes under construction -1
6. New Business
7. Adjourn

135 HOMES  
NOT  
LOTS!

173 LOTS  
Account

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

October 12, 2006

**NOTICE OF ANNUAL MEETING**

To be held Tuesday, November 7, 2006

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 7, 2006 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 2006 Financials
  - Proposed 2007 Budget
- President's comments
- Consider such other matters as may properly come before said meeting.

2007 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 envelope provided.

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

By order of the Board of Directors,



Bert Barr, President

## Minutes of the Tartan Pines Owner's Association Board October 12, 2006

### Approval of Minutes

The Board convened at 1200 at the Club House on October 12, 2006. Burt made a motion to call the meeting to order and approve the July 13, 2006 meeting's minutes. Both were approved.

### Attendees

Burt Barr, Linda Bolton, Kin Pittman, Ben Henderson, and Jay Maher

### Treasurers Report

Ben Henderson briefed the Treasurer's Report, and stated that 170 of the 206 lots are paying Homeowner's Dues and expects that number will increase to 185 by 2007. There is enough money allocated in the budget to complete the landscaping project at the Damascus Highway entrance. A motion was made to approve the Financial and Expenditures Report. Motion was approved.

### Old Business

Trellises on residential lots are still a problem in the neighborhood. Talking to the violators was not effective. The Board decided to send out letters to those in violation with the advice of a lawyer. If the issue continues to be a problem, it will be a discussion topic during the Annual Homeowner's Meeting this fall/ winter.

### New Business

- 1 The Annual Meeting will be November 7, 2006 at 5:30 pm
- 2 A Nominating Committee of Jay Maher, Kinn Pittman, and Ben Henderson was established to research and nominate Directors for nominations to the following positions: Burt Barr- 3 year term expires, Linda Bolton- 3 year term expires, and Duane Johnson- resigned his 2 year term.
- 3 Reserve Accounts funding
- 4 Ben Henderson is soliciting more quotes for the landscape contract. There is a need to take the overall landscaping to a higher level.

### Committee Reports

- 1 Seasonal Decorations- There will be no Fall Decorations but there will be Christmas Decorations.
- 2 Playground- Committee will mail fund raiser letters out to select residents and business owners and follow up with phone calls in an attempt to secure donations. Fundraiser information and brochure material on the



playground equipment will be handed out/ discussed at the Annual Meeting.

**Adjourn**

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for December 7, 2006 at 1200 in the Clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

OCTOBER 12, 2006

AGENDA

- APPROVAL OF MINUTES

- TREASURERS REPORT

BALANCE SHEET  
PROFIT & LOSS  
2007 PROPOSED BUDGET

- NEW BUSINESS

PROPOSED ANNUAL MEETING DATE – NOVEMBER <sup>7</sup>~~14~~, 2007  
TUESDAY

ELECTION OF DIRECTORS – BERT BARR – TERM EXPIRED  
LINDA BOLTON – TERM EXPIRED  
DUANE JOHNSON – RESIGNED

NOMINATING COMMITTEE – SELECT PROPOSED BOARD

PROPOSED NOTICE OF ANNUAL MEETING & PROXY

RESERVE ACCOUNTS FUNDING

- COMMITTEE REPORTS (ANNUAL MEETING)

COVENANTS  
LANDSCAPE  
SEASONAL DECORATIONS  
SOCIAL  
PLAYGROUND

- NEXT BOARD MEETING DECEMBER 7, 2006

- ADJOURN

## Minutes of the Tartan Pines Owner's Association Board July 13, 2006

### Approval of Minutes

The Board convened at 1200 at the Club House on 13 July 2006. Burt made a motion to call the meeting to order and approve the April 13, 2006 meeting's minutes. Both were approved.

### Attendees

Burt Barr, Linda Bolton, Billy Cotter, Kin Pittman, Ben Henderson, and Jay Maher

### Treasurers Report

Ben Henderson briefed the treasurer's report, and stated spending was under budget and the TPOA may be able to shift some budgeted funds into the reserve account pending any storm type cleanup efforts or special projects. Ben reported that dues collections for vacant and new homes were not a problem. To date 164 of the 206 lots are occupied and remaining lots have been purchased. A motion was made to approve the Financial and Expenditures Report. Motion was approved.

### Business

Owners on residential lots are still a problem in the neighborhood. The Board decided to send out letters to those in violation. If the issue continues to be a problem, it will be a discussion topic during the Annual Homeowner's Meeting this Fall/ Winter.

### New Business

The front gate responds intermittently to the remote. Ben Henderson will have maintenance check the antenna on the gate.

### Committee Reports

The Playground Committee was the only committee report given during the meeting. The Playground Committee was commissioned to:

- 1 Raise funds by soliciting business owners that reside in the neighborhood
- 2 Raise funds by soliciting business owners outside of that reside outside the neighborhood
- 3 After business solicitations are complete donations will be requested from homeowners.
- 4 Anyone donating \$500 or more will have a placard commemorating their name or business on the grounds.

Adjourn

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for October 12, 2006 at 1200 in the clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

JULY 13, 2006

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
- OLD BUSINESS
- NEW BUSINESS
- COMMITTEE REPORTS
  - COVENANTS
  - LANDSCAPE
  - SEASONAL DECORATIONS
  - SOCIAL
  - PLAYGROUND
- NEXT BOARD MEETING OCTOBER 12, 2006
- ADJOURN

## Minutes of the Tartan Pines Owner's Association Board April 13, 2006

### Approval of Minutes

The Board convened at 1200 at the Club House on 13 April 2006. Burt made a motion to call the meeting to order and approve the January 12, 2006 meeting's minutes. Both were approved.

### Treasurers Report

Ben Henderson briefed the treasurer's report, and stated the landscaping of the island at the bypass entrance and playground lot preparation was complete. The landscaping of the bypass entrance was slightly over budget but a motion was made to approve the Financial and Expenditures Report. Motion was approved.

### Committee Reports

The Playground Committee was the only committee report given during the meeting.

The Playground Committee was commissioned to:

- Conduct a site survey of the playground lot
- Receive equipment estimates

### Old Business

- Landscaping of the island at the bypass entrance- discussed during the Treasurer's Report
- Playground Lot Preparation- discussed during the Treasurer's Report

### New Business

- Duane Johnson resigned from the TPOA Board.

### Adjourn

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for July 13, 2006 at 1200 in the clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

MARCH 13, 2006

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
- OLD BUSINESS

LANDSCAPING OF ISLAND AT BY-PASS COMPLETE

PLAYGROUND – LOT PREPARATION COMPLETE

- RESIGNATION OF DUANE JOHNSON
- COMMITTEE REPORTS
- NEXT BOARD MEETING JULY 13, 2006
- ADJOURN

## Minutes of the Tartan Pines Owner's Association Board January 12, 2006

### Approval of Minutes

The Board convened at 1200 at the Club House on 12 January. Burt made a motion to call the meeting to order and approve the December 1, 2005 meeting's minutes. Both were approved.

### Treasurers Report

Ben Henderson briefed the treasurer's report, and laid out the funding plans for the landscaping at the bypass entrance and playground. Ben suggested that we approve the 2005 expenditures and add March Nichols to the Landscape Committee. Ken Pittman made a motion that was approved. Please refer to the Treasurers Report for more detailed information.

### Committee Reports

There were no significant committee reports made during this board meeting. A clarification was made concerning the Playground Committee that included:

- Club would fund the infrastructure and landscaping/ maintenance
- Committee was responsible for raising the funds to purchase the playground equipment
- Jay would look into the current plan for fundraising and potential equipment purchases

### New Business

No new business was discussed.

### Adjourn

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for April 13, 2006 at 1200 in the clubhouse.



TARTAN PINES OWNERS ASSOCIATION  
BOARD MEETING

JANUARY 12, 2006

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
- APPROVAL OF 2005 EXPENDITURES
- 2006 DUES BILLED 41
- COMMITTEE REPORTS - CONTRACT BY-PASS  
Add MARK NICHOLS
- NEW BUSINESS
- ADJOURN

NEXT 4-13-05