

Tartan Pines Board Meeting December 6th, 2007

Meeting was opened at 5:06 PM by the President (Bert Barr).

The following Board members were present: Bert Barr, Ben Henderson, Billy Cotter, Gene Yager and Mark Austin. Residents in attendance were Tom Evelyn and Paula Rose.

Minutes from October 11th Board meeting were reviewed and approved by unanimous vote.

The following board members were elected by unanimous vote to the indicated positions for calendar year 2008:

Bert Barr – Chairman
Mark Austin – Vice Chairman
Jay Maher – Secretary
Treasurer – Ben Henderson

General discussion:

Street light on bridge on Tartan Way (follow-up from Homeowner's Meeting) - Mr. Cotter stated that the city is reviewing the possibility of adding a light.

Street name signs (follow-up from Homeowner's Meeting) – Mr. Henderson stated that the cost to paint or illuminate the signs would be costly. Mr. Evelyn recommended painting the street names on the curbs. Discussion followed and Mr. Evelyn will determine cost(s) of doing so.

Architectural Committee – No variances have been approved since October Board meeting.

Aberdeen common area cleanup (follow-up from Homeowner's Meeting) – Mr. Pellegrino was to talk to resident to ensure they agree to keep are clean.

Resident gate (follow-up from Homeowner's Meeting) – Board discussed keeping the gate closed during hours of darkness. Further discussion will occur during the January meeting.

Board meetings – will be held the second Thursday of the first month of every quarter (Jan, Apr, Jul, Oct) at 5 PM.

The next Board meeting is scheduled for January 10th at 5 PM.

The Board adjourned at 5:33 PM.

Recorder by: Tom Evelyn 12-7-2007

Approved by: Bert Barr (President) 12-11-2007

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

DECEMBER 6, 2007

AGENDA

1. APPROVAL OF MINUTES
2. ELECTION OF OFFICER
3. NEXT BOARD MEETING JANUARY 10, 2008
4. ADJOURN

Tartan Pines Homeowner's Association Meeting - November 6th, 2007

Meeting was opened at 5:44 PM by the President (Bert Barr) and dinner was served.

At 6:30 PM, the formal discussion commenced.

Mr. Barr began the meeting by highlighting current issues;

- 1) Residents can have a newspaper holder attached to their mailboxes by contacting TriState Fence at 334.791.4754.
- 2) If residents notice a street light inoperable, they should contact Alabama Power directly. Give them the address and pole number of the light pole.
- 3) Quarterly Board meetings will now be held at 5 PM.
- 4) Quarterly Board meeting are open to all residents.
- 5) Board meeting minutes and covenants will be posted to the TP website (tartanpinesnews.homestead.com). Tom and Gail Evelyn maintain the site.

Committee Reports

Covenant Committee (Mr. Matt Pellegrino)

- 1) The number of covenant violations are going down.
- 2) Each area (street) has, or will have a Covenants representative. They will be a point of contact for other residents to bring issues too, and to discuss and resolve issues and violations with the other residents/contractors, etc. The following individuals have volunteer to act as representatives:
 - Rosemount – Mark Fassl
 - Tartan Way – Harry Guildler and Chris Wheatley
 - Aberdeen – Until a resident volunteers - Matt Pellegrino, Harry Guildler and Chris Wheatley
 - Tom Morris – Hugh Meade
 - St. Andrews – TBD
- 3) Volunteers are needed to work on the Covenant's Committee
- 4) The procedure in place for resolving issues is as follows: residents noticing violations are asked to address the issue directly with the violator. If the resident does not feel comfortable doing so, or if the issue does not get resolved, you should contact a Covenant representative. The representative will attempt to meet with the violator and explain the covenants to resolve the issue (if they can not meet face to face, a note will be left at the residency, or on a vehicle if in violation). If the issue is not resolved, the representative will forward the issue to the Covenant's Chairman for resolution. If the Chair can not resolve the issue, he will forward the complaint to the Board for resolution.

Landscape Committee (Mr. Joe Talmadge)

- 1) The committee now consist of six people.
- 2) This past year, Turnberry Lane has been cleaned up and Azaleas will be planted this year.

- 3) This past year, landscaping of the bypass entrance was completed.
- 4) This year, trees will be planted on the south side of the sidewalk to screen the west end of Tartan Way.

Seasonal Decorating Committee (Ms. Ronda Barr)

- 1) \$1000 budget
- 2) Is resigning her position due to other obligations. Need a volunteer to assume her position and responsibilities.

Social Committee (Mr. Tom Evelyn)

- 1) The Committee can and will support anyone that wants to offer activities for the community.
- 2) The Committee is researching the possibility of obtaining a permanent sign for the community which can be used to advertise community events.

Playground Committee (Mr. Bert Barr for Mr. Jay Maher)

- 1) Has approximately \$2,000 pledged for a total requirement of \$23-27,000.
- 2) The Board has decided that if no volunteer takes over the fundraising, on July 1st, all donations will be returned.

Nominating Committee (Mr. Bert Barr)

- 1) Recommendation was made that the following be elected / reelected / retained to the Board for the periods indicated;
 - Bert Barr (President), Tartan Way – 2 year term
 - Billy Cotter, Tartan Way – 3 year term
 - Mary Merritt, Tartan Way – 2 year term
 - Ben Henderson, St Andrews – 3 year term
 - Mark Austin, Robertson Court – 3 year term
 - Jay Maher, Tom Morris – 1 year term
 - Gene Yager, Rosemount – 1 year term
- 2) Unknown resident made a motion to accept the above recommendation. A second resident seconded the motion. The motion was passed unanimously.

Treasurer's Report

Treasurer's Report (Mr. Ben Henderson)

- 1) Needed 63 lots represented to have a quorum, 103 lots are present.
- 2) The Board needs help identifying new homeowners to ensure they receive a copy of covenants and pay Association dues.
- 3) The Board is forecasting receipt of homeowner's dues for 195 lots in 2008.
- 4) The Board provides funding to the committees to perform their functions.
- 5) Unanticipated cost to repair pool gate and Turnberry electrical, as well as to replace the Homeowner's computer due to lightning strikes.
- 6) Reviewed Association P&L Statements (see attached P&L Statement)

- a. Resident question: what is \$605 on Tartan Way- #8 fairway for? Mr. Henderson's response: lawn cutting and maintenance along sidewalk from bridge to bypass entrance along Tartan Way.
- b. Resident question: does budget include landscaping of Rosemount's common areas? Mr. Henderson response: grass cutting only – residents need to inform the Board by December 2007, what landscaping they want. Mr. Fassl stated that he will host a meeting of Rosemount residents to develop a plan for landscaping, and proposed funding alternatives.
- c. Resident question: can Association fix the drainage problem of the retaining pond adjacent to the ninth tee? Mr. Henderson and Cotter responses: cost may be upward to \$80,000. Attempts have been made to fix the problem. The dry spell we are experiencing is complicating the lack of water in the pond. We need rain to replenish the water.
- d. Resident question: Mr. Cotter and the Association cleaned/cleared the common area on Aberdeen, who is responsible for maintaining it? Mr. Cotter replied that the agreement was that after the area was cleared, the resident the land was adjacent too would maintain it. The Board will contact the resident to ensure the understanding is correct. Mr. Cotter stated he would contact the resident and report back to the Board.
- e. Mr. Henderson reminded residents that if they have any issue regarding the community, and they do not know who to contact, they should call Ms. Debbie Dubose @ 393-8000. She can assist, or direct you to the right point of contact.
- f. Motion made to accept the Treasurer's Report and 2008 budget. Motion seconded. Motion passed unanimously.

President's Update

President's Update (Mr. Bert Barr)

- 1) 161 homes are completed, 3 are under construction and 9 lots remain
- 2) The next Board meeting is scheduled for December 6th at 5 PM. Primary purpose of the meeting is to elect new officers and fund reserves.
- 3) January Board meeting is scheduled for January 6, 2008.

New Business

New Business (Mr. Bert Barr)

- 1) Resident question: Why were blank proxy notices sent to residents? What do blank proxies mean? Mr. Barr replied that the proxies allow the Board to cast your vote for all matters, as the Board deems appropriate.
- 2) Resident question: Regarding the 134 gate, can we bring it down earlier (keep it down)? Mr. Barr replied that there are many issues that must be considered in

keeping the gate closed. Such issues as accessibility for emergency vehicles and golf patrons must be seriously considered as the ramifications could be detrimental to homeowners. The Board will conduct further discussion and research on this topic.

3) Resident question: Street signs are not visible during darkness, what can be done to make them more visible? Mr. Barr stated the Board will look at options to make signs more visible.

4) Resident question: The drainage area on West Robinson Court still has hay bails and rebar protruding from the ground presenting safety hazards to residents. Is there still an erosion problem? Can the hay and rebar be removed? Mr. Cotter stated he would have someone evaluate the erosion problem and remove the hay and rebar if appropriate.

5) Resident question: Can homeowners assume the streets from the city? Discussion ensued that the cost of maintaining the streets would be prohibited.

6) Resident question: Is it possible to have lighting installed on the bridge? Mr. Cotter will address the question to the city.

7) Resident question: How do you know what variances have been approved by the Architectural Committee? Mr. Barr stated they will be placed in the Board's minutes.

8) Resident question: Will the playground have limited access? Mr. Barr stated that it would have a coded gate, just like the pool.

10) A resident stated that there is an area on Tom Morris that has been an eyesore for years. Mr. Pellegrino stated he was aware of it and is working to resolve it.

11) Mr. Barr reiterated the need for people to volunteer for the committees. In particular, volunteers are needed to oversee the Playground and Decorating committees.

A motion was made to close the meeting. The motion was seconded. Motion passed unanimously. The meeting ended at 7:45 PM.

2 Attachments:

1. Agenda and Financials
2. List of Association members present

Recorder by: Tom Evelyn 11-7-2007

Approved by: Bert Barr (President) 11-8-2007

Recap of due outs

Social Committee – provide recommendations for a permanent sign for advertising community events.

Board –

- 1) Contact resident (name not known) on Aberdeen to ensure that he will keep common area cleaned and free of debris.
- 2) Determine the ramifications of closing the 134 gate.
- 3) Determine options and feasibility for making street signs more visible during darkness.
- 4) Evaluate the erosion problem on West Robinson Court and remove the hay and rebar if appropriate.
- 5) Contact the city to determine feasibility of placing lighting on the bridge.

AGENDA

Tartan Pines Owner's Association
Annual Meeting
November 6, 2007

1. Welcome and Prayer
2. Introduction of Board of Directors
3. Committee Reports
 - a. Covenants Committee
 - b. Landscape Committee
 - c. Seasonal Decorating Committee
 - d. Social Committee
 - e. Nominating Committee ——— PLAYGROUND COMMITTEE
4. Treasurer's Report
 - a. 2007 Budget Actuals
 - b. 2007 Balance Sheet
 - c. 2008 Proposed Budget
5. Community Improvements Update
 - a. Homes completed
 - b. Homes under construction
6. New Business
7. Adjourn

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

October 12, 2007

NOTICE OF ANNUAL MEETING

To be held Tuesday, November 6, 2007

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 on Tuesday November 6, 2007, at 6:30 pm. There will be a "bring a dish" dinner at 5:30pm with business meeting beginning at 6:30pm 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 2007 Financials
 - Proposed 2008 Budget
- ❖ President's comments
- ❖ Consider such other matters as may properly come before said meeting.

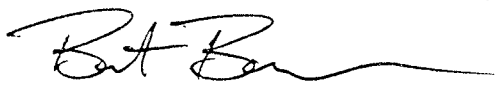
2008 Budget will be available one week prior to meeting.

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 that 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 RETURNED.

By order of the Board of Directors,



Bert Barr, President

Minutes of the Tartan Pines Owner's Association Board October 11, 2007

Approval of Minutes

The Board convened at 1200 at the Club House on October 11, 2007. Bert made a motion to call the meeting to order and approve the July 2007 meeting's minutes. Both were approved.

Attendees

Bert Barr, Ben Henderson, Billy Cotter, Jay Maher, and Mori and Sue Fierce (residents) attended the meeting.

Treasurers Report

Ben Henderson briefed the Treasurer's Report, and stated that the association made a net profit for 2007 and the remaining lots should be sold by the end of the 2008 calendar year. Ben proposed the 2008 budget. A motion was made to approve the Financial and Expenditures Report, and 2008 budget. Motions were approved.

Old Business

Leans will be placed on lots that have not paid 2007 dues. There is currently a lean on one lot in the neighborhood. The upkeep of vacant lots has been a problem. Letters have been sent to the applicable lot owners and progress has been made. If vacant lots are not mowed, trimmed, etc... the Association will contact the owners and after a period of time hire personnel to conduct maintenance on the lots and send the owners a bill.

New Business

No new business was discussed.

Committee Reports

1. Playground- Vacant- needs a chairperson.
2. Covenants- Vacant- needs a chairperson. Matt Pellegrino may be interested.
3. Landscape- Nothing to report.
4. Social- Halloween party will be held at the pool on October 31, 2007.
5. Seasonal Decorations- Nothing to report.
6. Nominating Committee- Bert, Jay, and Gene are on the committee. Committee will discuss nominations for upcoming vacancies (Linda Bolton's 2 year term expired-

she declines re-nomination; Ben Henderson's 3 year term is expiring; Kinn Pittman's 3 year term is expiring and he declines re-nomination; Billy Cotter's 3 year term is expiring).

Adjourn

A motion was made to approve the time/date/place of the Annual Meeting and adjourn the meeting- motions passed. The next meeting is the Annual Homeowner's Meeting (potluck) scheduled for November 6, 2007 at 5:30 at the Clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

October 11, 2007

- APPROVAL OF MINUTES
- TREASURERS REPORT
 - BALANCE SHEET
 - PROFIT & LOSS
 - FUTURE ASSESSMENTS
 - 2008 PROPOSED BUDGET
- APPOINTMENT OF NOMINATING COMMITTEE
 - VACANCIES - LINDA BOLTON – FILL 2 YR UNEXPIRED TERM OF LINDA BOLTON
 - BEN HENDERSON – 3 YEAR TERM
 - KINN PITTMAN – 3 YEAR TERM
 - BILLY COTTER – 3 YEAR TERM
- COMMITTEE REPORTS
 - COVENANTS
 - LANDSCAPE
 - SOCIAL
 - SEASONAL DECORATIONS
- OLD BUSINESS
- NEW BUSINESS
- ANNUAL MEETING DATE NOVEMBER 6, 2007
- NEXT BOARD MEETING DECEMBER 6, 2007
- ADJOURN

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

JULY 12, 2007

- APPROVAL OF MINUTES
- TREASURERS REPORT
 - BALANCE SHEET
 - PROFIT & LOSS
 - FUTURE ASSESSMENTS
- COMMITTEE REPORTS
 - COVENANTS
 - LANDSCAPE
 - SOCIAL
 - SEASONAL DECORATIONS
 - PLAYGROUND – REQUESTS FOR REFUNDS
- OLD BUSINESS
- NEW BUSINESS
- NEXT BOARD MEETING OCTOBER 11, 2007
- ADJOURN

Approval of Minutes tabled due to
Fact Jay not present.

In attendance

Bert, Ben, Billy, Kenn, Gene

"Fidces"

Ben gave treasurer's report

Gene made motion to accept Financial Statement
and to approve purchase of computer by
HOA

Second by Kenn

all approved

Future Assessments

Motion to send letter to vacant lot owners
by Billy that Rainer will draft

Second by Gene

all approved

Holly → end of year

MINUTES OF Tartan Pines Owners Association Board
April 12, 2007

Approval Of Minutes

The Board convened at 12:00 at clubhouse. Called to order by President and approval of 1/18/2007 minutes was given.

Attendees:

Bert Barr
Kinn Pittman
Ben Henderson
Gene Yager
Jay Maher
Billy Cotter

Treasurers Report:

A balance sheet, Profit & Loss statements and past dues accts were reviewed and approved by the Board.

New Business:

The expense and effectiveness of the pool gate card reader system was discussed. The Board determined that it wasn't working. The purchase of a key pad with a 4 digit code was approved.

Old Business:

None.

Committee Reports:

The Board noted that active and functioning committees produce results and a better community. Since committee reports are seldom given at board meetings it appears this needs to be addressed.

Next board meeting is set for July 12, 2007.

Meeting adjourned.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

APRIL 12, 2007

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
 - BALANCE SHEET
 - PROFIT & LOSS
 - PAST DUE ACCOUNTS
 - POOL GATE - 2007
- NEW BUSINESS
- COMMITTEE REPORTS
 - COVENANTS
 - LANDSCAPE
 - SEASONAL DECORATIONS
 - SOCIAL
 - PLAYGROUND
- NEXT BOARD MEETING JULY 12,2007
- ADJOURN

Minutes of the Tartan Pines Owner's Association Board January 18, 2007

Approval of Minutes

The Board convened at 1200 at the Club House on January 18, 2007. Bert made a motion to call the meeting to order and approve the December, 7 2006 meeting's minutes. Both were approved.

Attendees

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

Treasurers Report

Ben Henderson briefed the Treasurer's Report, and stated that the 2006 reserves were funded in January 2007, and all but one lot paid their Homeowner's Dues in 2006. A motion was made to approve the Financial and Expenditures Report. Motion was approved.

Old Business

No Old Business was discussed.

New Business

No New Business was discussed.

Committee Reports

- 1 Seasonal Decorations- All the Christmas decorations have been put away.
- 2 Playground- Committee will email potential fundraising letter recipients list to the Board Members for input.
- 3 Covenants- Copies of the covenants are available at the Clubhouse for new owners (was included in the newsletter).
- 4 Landscape- 134 entrance was cleared for irrigation to support landscaping plans.

Adjourn

A motion was made to adjourn the meeting- motion passed. The next meeting is scheduled for April 12, 2007 at 1200 in the Clubhouse.

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

JANUARY 18, 2007

AGENDA

- APPROVAL OF MINUTES
- TREASURERS REPORT
 - BALANCE SHEET
 - 2007 DUES BILLED
 - RESERVES FUNDED
- NEW BUSINESS
- COMMITTEE REPORTS
 - COVENANTS
 - LANDSCAPE
 - SEASONAL DECORATIONS
 - SOCIAL
 - PLAYGROUND
- NEXT BOARD MEETING APRIL 12, 2007
- ADJOURN