

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

December 3, 2009

The meeting was called to order by Secretary Dave Thill at 5:05 PM. Board members present were Jack Anderson, Billy Cotter, Mary Merritt, Judy Poss, Dave Thill, and Harvey Watt. The only business item to be conducted was the election of new officers.

The minutes from the last meeting had been previously approved by the Board and are posted on the Tartan Pines homestead website.

After some discussion, Mary Merritt agreed to replace Kathleen Ferrell as the Treasurer; however, she did not want to keep track of gate clickers. Jack Anderson stated that if no one else would maintain the clickers, he would. Mary also suggested that the HOA acquire a post office box for its mail. A brief discussion deemed this a good idea. Billy Cotter moved to obtain a PO Box for the HOA, Dave Thill seconded and the motion was approved unanimously.

Further deliberation ensued. Dave Thill stated that he would ask Mark Austin if he would serve as either Vice President or President. He also agreed to be the President if Mark declined. Judy Poss agreed to serve as Secretary to replace Dave Thill. Harvey Watt agreed to serve as Vice President should Mark decline that position.

There was a motion to adjourn that was seconded and unanimously passed. The meeting adjourned at 5:35 PM.

David Thill

Secretary

The Tartan Pines Homeowner's Association

Annual Meeting

November 5, 2009

After residents served themselves to the pot luck supper, Acting President Bert Barr called the meeting to order at 6:05 PM. Board members present were Billy Cotter, Kathleen Ferrell, Mary Merritt, Dave Thill, and Bert Barr. A quorum of property owners was present.

Bert Barr then recognized the current board members by introducing them and thanking them for their service during the past year. He also recognized Gene Yager for his service as President of the Board until he resigned for health reasons in October.

Treasurer's Report

Kathleen Ferrell reported that the budget committee had met and proposed a 2010 budget, which she reviewed for those present. She reviewed the balance sheet and compared 2009 expenditures to the budgeted expenditures for 2010. Base dues will remain the same as will neighborhood special assessments except Tartan Way residents will be assessed an additional \$20 per lot to help offset mowing and landscaping costs. There was a question about the pool budget last year compared to the 2010 budget. Kathleen explained that some line items had been consolidated in the 2010 budget but the total budget pool budget for 2010 was comparable to the expenses for 2009. There was a question about those residents on Tartan Way whose back yard faces the Tom Morris common area. The question was would they be assessed twice? Kathleen stated that only one assessment would be levied based on your street address.

Committee Reports

Landscaping Committee Report

There was no Landscaping Committee report. Bert Barr acknowledged Debbie Austin for the hard work she did in finding a less expensive mowing/landscaping contractor for 2010.

Seasonal Decoration Committee Report

There was no report from the Seasonal Decoration Committee. It was noted that Mark Fassel was gone and another person(s) will have to assume the duties of this committee.

Playground Committee Report

There was no Playground Committee report. However, committee chairman Ross Bonura provided a handout with an estimate for playground equipment from Cedar Works. Linda Bolton stated that during her discussions with Mark Eberle he stated that the proposed site for the playground belonged to the Golf Club, not the HOA. This issue will need to be resolved prior to proceeding with the playground.

Pool Committee Report

Linda Bolton stated that the Pool Committee had met with Mark Eberle and had a good discussion with him about some of the pool issues. The committee is currently awaiting proposals back from Mark on these issues.

Matt Pellegrino asked why the HOA was continuing to budget money for pool maintenance and repair if the pool belonged to the golf club. Billy Cotter stated that nothing had changed in regard to pool use by the homeowners except that personal alcoholic beverages could not be brought to the pool since it was under ABC license. Linda Bolton reiterated that the pool committee would negotiate all pool issues with Mark.

Social Committee Report

Ruth Walker reported that the Social Committee had some activities planned, including breakfast with Santa Claus. She asked that anyone with any ideas for community social activities call her and she would try her best to implement them.

Covenants Committee Report

Larry Walker stood up, introduced himself as Covenants Committee chairman and asked everyone to read the covenants.

Nominating Committee Report

Dave Thill reported that the Nominating Committee had found three persons willing to fill the three vacancies on the 2010 Board of Directors. The three volunteers are Dr. Jack Anderson, Judy Poss, and Harvey Watt. Rich Roy made a motion to accept the slate of officers as presented. The motion was seconded by Eddie Wood. The motion carried with no dissenting votes.

It was moved, seconded, and passed to adjourn. The meeting adjourned at 6:40 PM. The next Board meeting is Thursday, December 3rd, 2009 at 5:30 PM in the Clubhouse to elect new officers. The next quarterly meeting will be held on Thursday, January 14, 2010 at 5:30 PM in the Clubhouse.

David Thill

Secretary

Bert Barr

Acting President

Tartan Pines HOA Board of Directors

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

October 8, 2009

The meeting was called to order by President Gene Yager at 5:35 PM. Board members present were Bert Barr, Billy Cotter, Kathleen Ferrell, Mary Merritt, Dave Thill, Mark Austin and Gene Yager. The Chairperson for the landscaping committee and sixteen homeowners were in attendance. President Yager welcomed everyone and asked the Board to try to keep the meeting from going past one hour.

The minutes from the last meeting had been previously approved by the Board and are posted on the Tartan Pines homestead website. It was stated by one homeowner that the minutes were unable to be downloaded from the web site because they were corrupt files. Dave Thill said he would check on this and mention it to Rich Roy who originally posted the minutes.

Before the treasurer's report, President Yager stated the need to proceed ahead and issue liens on two properties whose owners were delinquent on 2009 HOA dues and another property that was not being maintained in accordance with the covenants. This discussion ended with no motion being made.

President Yager then asked Dave Thill to read a letter from Mark Eberle concerning use of the swimming pool into the minutes. A resident asked the question "If the pool belongs to the Club, why are the homeowners paying for maintaining the pool?" Billy Cotter emphasized that essentially nothing had changed concerning pool use except now residents were restricted from taking their own alcoholic beverages to the pool because of ABC license requirements. Residents are free to use the pool whenever they like except special events must be booked through the Clubhouse and the Club must provide food and beverages for these events. Approximately \$48/lot from each annual dues assessment is used for pool maintenance. President Yager asked for volunteers for a pool committee since the previous Pool Committee had resigned. Harry Gilder, Jack Anderson, Linda Bolton, and Ruthie Wheatley volunteered to serve on a pool committee to work with Mark Eberle on pool issues.

Treasurer's Report

Treasurer Kathleen Ferrell pointed out that there were two insurance premiums of approximately \$1000 each that had been overlooked on the 2009 budget since they were inadvertently omitted from the previous year's budget. These premiums were due now and she asked the Board to approve the payment. It was moved, seconded, and approved to pay the premiums.

Kathleen also reported that the budget committee had met and proposed a 2010 budget, which she reviewed for the Board. Base dues will remain the same as will

neighborhood special assessments except Tartan Way residents will be assessed an additional \$20 per lot to cover mowing and landscaping costs. There was some discussion about going to a flat rate dues schedule for all of Tartan Pines which the Board noted without taking action. Approval of the proposed 2010 budget was moved, seconded, and passed by the Board. (The 2010 budget was subsequently revised by the Board to account for a lot that had not been counted on Rosemount).

Committee Reports

Landscaping Committee

There was no landscaping committee report. The Board thanked Debbie Austin for the hard work she did in finding a less expensive mowing/landscaping contractor for 2010.

Seasonal Decoration Committee

There was no report from the Seasonal Decoration Committee. It was noted that Mark Fassi was gone and another person(s) will have to assume the duties of this committee.

Playground Committee

There was no Playground Committee report. However, there were some brochures made available by Ross Bonura from 2-3 different playground equipment companies.

Pool Committee

There was no Pool Committee report.

Social Committee

President Yager asked for a volunteer to Chair the Social Committee. Ruth Walker volunteered to Chair the Social Committee. A point was made that not everyone used the internet and many residents did not know what actions the Board and Committees were taking and what activities were scheduled for the neighborhood. There was an expressed need for a brief newsletter to keep residents apprised. Gail Evelyn volunteered to do a newsletter providing that the HOA would pay for postage, paper, and envelopes. Kathleen Ferrell stated that the HOA would do that.

Covenants Committee Report

There was no Covenants Committee report. There was some discussion on covenants enforcement; it was noted that several residents had trailers parked in their driveways, in some cases for weeks. Dave Thill read a portion of an email from the HOA's attorney explaining what actions could be taken against residents who violate the covenants. Harry Gilder agreed to research the possibility of issuing fines to residents for covenant violations. Larry Walker agreed to chair the Covenants Committee.

Old Business

Billy Cotter reported that work will continue as weather permits on the partial filling of the hole/storm sewer adjacent to the number 9 tee box.

New Business

Gene Yager asked for volunteers from the Board to serve on a nominating committee. Mark Austin, Mary Merritt, and Dave Thill volunteered for the nominating committee.

Gene Yager thanked everyone for participating in the Board meetings with special thanks to those that volunteered for committee positions. He announced that because of some health issues and some upcoming surgery he had scheduled, he was resigning from the Tartan Pines Board of Directors effective immediately.

The meeting adjourned at 6:55 PM. The next meeting is the Homeowners Association potluck dinner and meeting scheduled for 5:30 PM Thursday, November 5th, at the Tartan Pines Clubhouse.

David Thill

Secretary

Gene Yager

President

Tartan Pines HOA Board of Directors

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

July 23, 2009

The meeting was called to order by President Gene Yager at 5:25 PM. Board members present were Bert Barr, Billy Cotter, Mary Merritt, Dave Thill, Mark Austin and Gene Yager. The only Board member absent was Kathleen Ferrell. The Chairpersons for the pool, landscaping, and social committees and twelve homeowners were in attendance. President Yager welcomed everyone and asked the Board to try to keep the meeting from going past one hour.

The minutes from the last meeting had been previously approved by the Board and are posted on the Tartan Pines homestead website.

Treasurer's Report

Although Kathleen Ferrell was absent, she provided copies of the Treasurer's Report for the Board's review. The report contained account balances, profit and loss statement, check register from the last meeting to date, and a list of receivables. After reviewing the report, a motion was made to approve the report, it was seconded, and the Board voted unanimously to approve it.

There was discussion about issuing liens on properties that were arrears Association dues. Since some of the properties belonged to builders who had gone bankrupt and another was facing foreclosure, it was decided not to spend the money for liens on those properties. Billy Cotter asked to speak to two other property owners who were in arrears before pursuing liens on their property.

Billy Cotter explained that the retention pond next to the #9 tee box was part of the storm sewer system for Tartan Pines so it could not be completely filled and leveled out. The estimate to fill it up to a point below the storm drain was ~ \$8000. Work to do this will begin shortly and should be completed by the end of September.

Committee Reports

Landscaping Committee

Debbie Austin provided the Board with a matrix that displayed the cost of mowing and other landscaping services that she obtained from five different local landscaping businesses. After some discussion, it was moved, seconded, and unanimously approved to accept Dirt Digger's bid for the 2010 mowing season. While Dirt Diggers was not the absolute lowest bid, they will provide more services for a cost very close to the lowest bid.

Seasonal Decoration Committee

There was no report from the Seasonal Decoration Committee.

Playground Committee

There was no Playground Committee report.

Pool Committee

Bill Pruitt expressed concern about the Golf Club possibly taking control of the pool. He also disagreed with the policy that the Golf Club charges an extra \$10 in the Gold Membership for pool privileges and that this money is not returned to the pool for maintenance and upkeep. Billy Cotter mentioned that there is a serious issue with bringing alcoholic beverages to the pool that could put the Golf Club's liquor license at risk. Bill suggested that he, Billy, and Mark Eberle should meet and resolve these issues. Bert Barr said that he would like to attend that meeting also. Billy will look into setting the meeting up. Gene Yager stated that he had asked 25 households if they used the pool and only 4 said they did.

Social Committee

Julie Pruitt stated that there had been no Social Committee activities since the last meeting. She did state that several persons had approached her about the possibility of having a community wide garage sale. After a brief discussion, it was moved, seconded and approved to have a community wide garage sale on the first Saturday of both October and April.

Covenants Committee Report

The Co-chairs of the Covenants Committee had recently resigned. They did however provide a written report that covered Covenant Committee activity through 17 June. The Board reviewed the report with no action taken.

Old Business

There was no discussion of Old Business.

New Business

Gene Yager stated he had consulted an attorney who was familiar with Tartan Pines and that all areas of the neighborhood must be maintained to the same standard. A discussion ensued concerning mowing and landscaping on Rosemount and the HOA dues structure. After several minutes, it was decided to table these issues until the next meeting.

The meeting adjourned at 6:20 PM. The next meeting is scheduled for 5:30 PM Thursday, October 8th, at the Tartan Pines Clubhouse.

David Thill

Secretary

Gene Yager

President

Tartan Pines HOA Board of Directors

The Tartan Pines Homeowner's Association

Board of Director's Meeting

April 21, 2009

The meeting was called to order by President Gene Yager at 5:30 PM. Board members present were Bert Barr, Billy Cotter, Kathleen Ferrell, Dave Thill, and Gene Yager. Board members absent were Mary Merritt and Mark Austin. The co-chairs of the Covenants Committee and two homeowners were in attendance. President Yager welcomed everyone and asked the Board to try to keep the meeting from going past one hour.

The minutes from the last meeting had been previously approved by the board and are posted on the Tartan Pines homestead website.

Treasurer's Report

Kathleen Ferrell presented the Treasurer's Report. She reported there was \$30,432.04 in checking, \$1,100 reserved for the playground, and \$29,475.03 in the reserve fund. She also reported there was one property owner who had not yet paid 2008 dues and five builders and 13 homeowners who had not paid 2009 dues. It was moved and seconded to approve the Treasurer's Report.

Bert Barr moved to contact the owners in arrears and proceed with liens for those who still have not paid. Kathleen asked to modify the motion by allowing her to re-bill those in arrears, wait 30 days for payment, and then notify the Association's attorney to process liens 30 days later for those who still hadn't paid. This would result in a grace period of 60 more days. The motion was seconded as modified and passed by the Board.

Kathleen also asked for motion to allow her to pay Parrish Lawn Care for some mowing they performed in 2008 but had not yet been paid. It was so moved, seconded, and passed by the Board.

Committee Reports

Landscaping Committee

The Landscaping Committee members were not present. However, there was discussion about one of the current mowers being hard to work with. Kathleen stated that technically, the Association could terminate his services since there is no written and signed contractual agreement between him and the Association. President Yager expressed the need to obtain bids from three reputable lawn services to mow all of Tartan Pines "x" times a year. Before seeking that bid, the Board would have to clearly define which areas are considered "common" and which areas are the responsibility of the golf course.

Seasonal Decoration Committee

There was no report from the Seasonal Decoration Committee.

Playground Committee

There was no Playground Committee report. However, it was noted that the Chairperson of the Committee has held an organizational meeting and discussed the different types of playgrounds that were available and fundraising with about 10 interested homeowners,

Pool Committee

There was no Pool Committee report. The Board did discuss the Golf Club controlling the pool and requiring booked social events desiring food and drink to purchase the food and drink from the Club. This would not affect the informal Wednesday evening neighborhood get together.

Social Committee

There was no social committee report.

Covenants Committee Report

Co-chairs of the Covenants Committee, Mori and Sue Fierce, reported that a Ham Radio antennae had been removed. They are also currently working two issues with trailers parked in the driveways for an extended time. Mori stated that as warm weather approaches, keeping vacant lots properly maintained will be a problem.

Old Business

There was no discussion of Old Business.

New Business

Since yard or garage sales are an activity where goods and money are exchanged, they are considered prohibited by the Covenants. However, several residents have expressed a desire for a community-wide yard sale. Kathleen moved to informally canvas the community to determine how many households want and would participate in a community-wide yard sale. The motion was seconded by Bert Barr and passed by the Board.

Mori asked if he could send letters to repeat offenders owning lots that need mowing and issuing a final notice if they don't respond to earlier requests to mow. The final notice will inform the property owner that the HOA will mow the lot and bill them for the mowing.

Mori will arrange for the mowing, send the bill to the homeowner and contact Kathleen to pay the mower. This would ensure quicker correction and prevent having to wait for the next board meeting to take action.

The meeting adjourned a 6:25 PM. The next meeting is scheduled for 5:30 PM Thursday, July 9, at the Tartan Pines Clubhouse.

David Thill

Secretary

Gene Yager

President

Tartan Pines HOA Board of Directors

The Tartan Pines Homeowners' Association

Board of Director's Meeting

January 15, 2009

The meeting was called to order by President Gene Yager at 5:15 PM. Board members present were Bert Barr, Billy Cotter, Kathleen Ferrell, Dave Thill, Mary Merritt, Mark Austin and Gene Yager. Approximately 26 homeowners were in attendance. President Yager welcomed the residents attending the meeting and asked that persons with new business come forward and submit the issue in written form and allow the committee responsible for the issue time to evaluate the issue, assess the cost to solve the issue, and present the dollar requirements to the budget committee. President Yager also expressed the need to establish a budget committee comprised of at least two board members and two homeowners. President Yager stated it was important to enter 2010 with a budget that accurately represents the needs of the community.

President Yager then asked the board to review the minutes from the December 1, 2008 meeting. Kathleen Ferrell move to approve the minutes as written. This motion was seconded by Bert Barr and the Board approved the minutes.

Treasurer's Report

Kathleen Ferrell presented the Treasurer's Report. With no questions forthcoming on the Treasurer's Report, President Yager moved to accept the Treasurer's Report with Mary Merritt seconding the motion. The Board approved the Treasurer's Report.

Committee Reports

Landscaping Committee

The Landscaping Committee, consisting of Deborah Austin and assisted by Johnny and Barbara Vaughn, discussed briefly the landscaping of the common areas and entryways and pointed out that there will soon be a requirement to repaint the bridge on Tartan Way and also to repair some washed out areas underneath the bridge.

Seasonal Decoration Committee

There was no report from the Seasonal Decoration Committee but there were positive remarks about the Christmas Holiday banners procured and hung by Mark Fassl and his decorating team.

Playground Committee

There was no Playground Committee report.

Pool Committee

Bill Pruitt announced future plans for the pool include repairing or replacing some of the pool furniture, filling in the washed out areas adjacent to the pool house, removing or replacing the broken D.C. landscaping lights, repairing or replacing the combination lock on the main gate, and securing the back gates to disallow unauthorized persons access to the pool.

Social Committee

Julie Pruitt announced the planned Valentine's Day dinner to be held at the clubhouse on Saturday, February 14th. She asked that when making reservations, please indicate what appetizer and entrée you plan to split as a couple. This will enable the staff to order the correct amount of food for the dinner.

Covenants Committee Report

Co-chairs of the Covenants Committee, Mori and Sue Fierce, reported that there had been no major violations over the holidays. They thanked Billy Cotter for arranging to have a cube of bricks removed from the back yard of a vacant property.

Old Business

Prefacing readdressing the issue of the Turnberry Gate, President Yager asked Secretary Dave Thill to read into the minutes two memorandums, one summarizing a discussion between Billy Cotter and Postmaster Rick Rinda, the other a letter from Sean Gibson, Captain of the Enterprise Rescue Squad (these are on file with the Secretary of the Board). The conversation with the Postmaster noted the increased cost of mail delivery and the possibility of requiring Tartan Pines to have a centralized mailbox. The letter from the Rescue Squad discussed the importance of rapid response in the event of a medical emergency, particularly a heart attack.

Herb Gannon was given the floor and first apologized for bringing the gate issue up at the November meeting but stated that the gate has been an issue for three years and it needed to be openly discussed. He prepared a discussion outlining three options. They were: close the gate 24/7 and make it a resident's only entrance; remove the gate entirely; or leave the gate operations as is, i.e., closed at 9:00 PM and opened at 5:00 AM. He discussed the pro's of closing the gate 24/7 and had discussed four con's associated with closing the gate 24/7 when the discussion evolved into a sidebar discussion about medical emergency response time.

At this point President Yager regained the floor and moved to leave the gate as it is. The motion was seconded by Billy Cotter. In an attempt to discourage vendors from using the gate, President Yager also suggested putting up a sign stating "Private Entrance – Residents Only" and possibly installing a speed bump on Turnberry.

Kathleen Ferrell asked that the motion be amended to establish a gate committee. President Yager did not amend the motion but stated that he would look into a gate committee.