

**Tartan Pines Homeowner's Association
Board of Director's Organizational Meeting
December 2, 2010**

This meeting is intended as an organizational meeting for the year 2011 Board of Directors. The meeting was called to order by President Dave Thill at 5:35 PM. Board members present were Vice President Harvey Watt, Jack Anderson, Mark Hall, and Secretary Judy Poss. Board members absent were Treasurer Mary Merritt and Sue Nuewien. There were two homeowners present for the meeting.

The minutes for the November HOA meeting were read and there was a motion to approve the minutes; the motion was seconded and minutes were approved.

After some discussion the Board moved, seconded, and accepted A-Best Pool's proposal for pool services contractor for 2011.

The Board approved Henry Peacock's proposal to paint the fence on the bridge on Tartan Way.

Dave Thill presented a list of properties that are currently delinquent on homeowner association dues. After a lengthy discussion there was a motion to proceed to collect Homeowner's Association dues by placing liens on those properties with unpaid dues. The motion was seconded and passed. The Board will work with attorney Bo Boyd of the law firm of Cobb, Derrick, Boyd, & White 206 N. Lena St. in Dothan. The cost for this service will be filing the lien (\$15), releasing the lien (\$35) and the cost of the lien itself at \$150.00 per lien. This assumes that board members research and provide the attorney with accurate property owner's name and property descriptions. However, with a lien in place, once the property transfers to another owner the Association will recoup the cost of the lien, all fees, and 18% interest on the unpaid balance for the duration the lien is in effect.

There was discussion concerning vandalism on the gate arm on Turnberry. Billy Cotter said that Al Miller is working on an estimate for new cameras for both gates that will give us better and clearer video surveillance and hopefully help deter vandalism to the gate.

After the end of business, there was a motion to adjourn which was seconded and passed. The meeting was adjourned at 6:30.

After approval of these minutes by the Tartan Pines Board of Directors, the minutes will be posted on the Tartan Pines Homeowner's website. <http://tartanpinesnews.homestead.com/index.html>

Judy Poss
Secretary

David Thill
President

Tartan Pines Owner's Association
Annual Meeting and Pot Luck Dinner

November 9, 2010

After the membership finished eating the pot luck dinner, President David Thill welcomed everyone and called the meeting to order at 6:15 PM.

The 2010 Board of Directors was introduced. Mr. Thill explained that the purpose of this meeting was to allow the membership to approve the slate of Board members for 2011. Mr. Thill reported that he and four members of the 2010 Board of Directors will remain for 2011. They are: Mary Merritt (Treasurer), Jack Anderson, Harvey Watt (Vice President), and Judy Poss (Secretary). Two new members were presented to fill vacant board positions – Mark Hall (lives on Robertson Court) and Sue Neuwien (lives on St Andrews). There was a motion to accept the new members as presented, it was seconded, and passed by the membership by voice vote.

Mary Merritt presented the 2010 Budget Actuals and the 2011 Budget for review by the members.

Brief committee reports were heard from the following committees: Landscape, Seasonal Decorating, Social, and Playground.

Members were asked to share with the Board when new residents move into the community as we are having some difficulty with collection of Homeowner Association dues, primarily due to not knowing the owner name and address.

The meeting was adjourned at 6:55

Judy Poss

David Thill

Secretary

President

Notice

Tartan Pines Annual Homeowners' Association

PO BOX 312542
ENTERPRISE, AL 36331
October 15, 2010

Notice of Annual Meeting to be held on Tuesday, November 9, 2010

To: Members of the Tartan Pines Owners Association

Notice is hereby given that the regular Annual Meeting of the Tartan Pines Owners Association, Inc., will be held in the Tartan Pines Golf Clubhouse on Tuesday, November 9, 2010. There will be a "bring a dish" dinner (the club will furnish the meat dish) at 5:30 followed by a short business meeting at 6:30.

The only business conducted during this meeting is a general membership vote accepting or declining the slate of Board of Director members for 2011. Each Lot is entitled to cast one (1) vote provided that all HOA dues and assessments are paid current at the time of the vote according to Article VII of the covenants. We hope you are able to attend the annual meeting. However, if you are unable to attend, please vote by returning your proxy in the envelope provided.

Committee Chairs will be available to provide brief reports. The treasurer's report will include a brief review of the 2010 financials and the 2011 budget. The 2011 budget is available now and may be obtained by contacting Mary Merritt at 347-4717 or 790-2339.

Any issues should be directed to appropriate committee members and will be addressed at the **January** Board of Director's meeting. Subsequent Board meetings will occur on the second Thursday of each quarter, schedules permitting.

Committee Chairpersons/members are:

Covenants – Larry Walker (475-3629)
Social – Ruth Walker, et. al. (475-3629)
Landscaping – Debbie Austin (393-2166)
Pool – Linda Bolton (393-0000), Harry Gilder (308-2007), Ruthie Wheatley (308-9002)
Playground – Ross Bonura (393-4284)
Seasonal Decoration – Tom and Patty Graves (347-5926)

(signed)

Dave Thill, President

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

July 8, 2010

At 5:30 PM President David Thill and Rob Martin introduced a guest speaker to our meeting, Zachary Milstead from ITS who spoke to us about Cisco Video Systems. This came as a result of discussion in the Board Meetings about how we can increase security in our community. The Board and community members present heard a 30 minute presentation, received a detailed handout, and were invited to visit with Zachary after the Board meeting with any questions. Rob Martin will work with him on a cost estimate in the coming weeks. The Board will address this issue going forward and present it to the Budget Committee for consideration going into next year.

President David Thill officially called to order at 6 PM. Board Members present were Mark Austin, Harvey Watt, Billy Cotter, Jack Anderson, and Judy Poss. Seven community members were also present at this meeting.

Minutes of the previous meeting had been previously presented to the Board Members and made available to the community. Copies were available for those in attendance at this meeting.

Due to the absence of Treasurer Mary Merritt, David Thill presented the Treasurer's Report : a Balance Sheet and a Profit and Loss Statement current as of July 1, 2010. The report was accepted as presented.

David Thill reported that the only financial issue not settled is the legal issue with Phillip Carrol concerning payment for landscaping services rendered. The Board selected Richard Whittaker to represent the Home Owners Association. Preliminary work has been accomplished and we are waiting for a court date.

Committee Reports:

Landscaping: In the absence of Chair Debbie Austin there was no formal report. David Thill asked for any questions or comments for this committee. Edging around the curbing around the 1st green still attention and needs to be addressed by eh Golf Course maintenance. Billy Cotter agreed to address that with Mark Eberle. The area around the storm sewer on the #9 Tee Box needs work and Billy will work on that issue as well.

Seasonal Decorating: Chair Patti Graves was present to give a report. Patti, the Block Captains and volunteers have displayed our American Flags during the following holidays: Mother's Day, Armed Forces Day, Memorial Day, Flag Day, and Independence Day. Patti reported that we have 95% participation on flag displays. By July 4th they had purchased buntings which we saw displayed on the entrances. The

Board commended Patti and her helpers on a job well done. She asked that we express our appreciation to Block Captains as we see them.

Covenants: Larry Walker was present to represent that committee. After discussion it was decided that the committee should send a letter to Ryan Howell to express a covenant violation on construction location on Tartan Way. Two lots on Tartan Way owned by Dr Mita are also in violation by being overgrown. The Board instructed the Landscape Committee to have them mowed, bill TPHA, and we will bill Dr Mita.

Playground: Ross Bonura Chari was present. He reported that the committee now has \$2620. and has planned a community wide event on July 18th at 4 PM to build some excitement. Residents will have the opportunity to view information on the playground equipment, make suggestions, and contribute money toward the project. The probable location for the playground will be beside the pool next to the trees.

Pool: David Thill reported that the pool situation is working much better this summer. There is now someone at the pool on Saturday and Sunday to sign in those who come to swim to be sure they are residents and guests of residents who are present as they come in the gate.

New Business:

David Thill asked the Board for recommendations for a vendor to cut back heavy branches and vines at the bridge near the Boll Weevil Circle entrance and someone to repaint the black steel fencing there. The Board decided to have Debbie Austin contact Tory at Dirt Diggers to see if he has the equipment to do this work.

Several home owners have numbers missing on their mail boxes. The Board discussed the situation and decided that Billy Cotter will contact Tri-States Fencing and get the cost for a box of numbers. Hopefully the Board can purchase the numbers, offer them to residents for a minimal charge, keep our community mailboxes uniform.

David Thill encouraged everyone to continue to report truck drivers who use the Highway 134 entrance. Those who have been reported to Mark have been told personally that they must come through the Boll Weevil entrance.

The meeting was adjourned at 6:35 PM.

Judy Poss

David Thill

Secretary

President

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

April 8, 2010

The meeting was called to order by President Dave Thill at 5:44 PM. Members of the Board present were: Harvey Watt, Mark Austin, Jack Anderson, Billy Cotter, Mary Merritt, and Judy Poss. Five home owners joined the board members at this meeting.

Minutes from the January 14th meeting had been previously presented to the Board Members.

After opening remarks by President Dave Thill the Board heard committee reports:

Landscaping: Debbie Austin, Chair of this committee reported that everything was going well with our new landscaping service. She did report that the curbing around the 1st green needs attention and that falls under the Golf Course maintenance. Billy Cotter will address that with Mark Eberle.

Covenants: Larry Walker, Chair of the Covenants Committee reported that no notices were mailed since last meeting but that he did remind several residents that our covenants do not allow the placement of political signs in yards. He still needs a list with names and addresses of residents as soon as our list is up-dated.

Social Committee: The Social Committee reported that the Pancake Breakfast held February 20th was a success with 34 people in attendance. Many homeowners have asked that we have another in the near future. The Spring Community Garage Sale was held April 10th. Notices were sent to homeowners, advertisements were submitted to the local newspapers, and signs were placed in three locations. Since our last meeting Block Captains have been chosen and are working with the committee to notify residents of social events.

Seasonal Decorating: Our new Chair of Seasonal Decorating is Patti Graves. There is a new American Flag decorating project underway. Community homes were contacted asking if they would like to be a part of seasonal decorating with American Flags. The flags for the project were ordered and paid for by Tartan Pines Home Owners except for \$54.09 which will be taken from our association funds. At the time of this meeting homeowners from every street except Aberdeen and Muirfield have volunteered to be Block Captains to help with this seasonal project. A sample flag was shown to those present and all agreed this will be a great addition to our seasonal decorating.

David Thill reported that Ross Bonura, Chair of Playground Committee still plans to pursue that project and we should hear more about that in the future. There was also

discussion about the pool and what it costs the homeowners. It was decided it was probably less than \$50.00 per year when everything was considered and that was a great value considering the few restrictions placed upon us.

Mary Merritt, Board Treasurer presented Profit & Loss Detail and Summary Sheets covering from January 1 through April 8, 2010. These were approved by the Board. The Total Income for this period was \$52,861.00. Total Expenses for the same period were \$13,649.53 leaving a Net Income of \$39,211.47. Mary presented the Board with a list of those who have not paid membership dues for 2010. There was a motion made by Jack Anderson to send these members one final invoice in April and follow up with an insert in the May Newsletter showing who had not paid membership dues. Harvey Watt seconded the motion. It was discussed that the Newsletter should go out in the second half of May rather than the first two weeks. The motion passed and Mary will be sending out the invoices in April. The current list needs some up-dating as we know some of the homes listed as not paid have sold in recent months. Judy Poss and Mary Merritt will work on that list together before invoices are mailed to residents.

Old Business: Billy Cotter reported that work has begun on the storm sewer drain near the #9 tee and will continue.

New Business: The discussion began as Old Business reporting that less commercial traffic is coming in Turnberry Gate. One of our residents suggested that we should consider installing a better video camera at the gates that will capture better photos. The Board agreed that this is an area that we need improvement in and we should also install a sign to say there is Video Monitoring.

The Board discussed asking the City to paint white lines at the 3 Way Stops on Tartan Way. We will have a report on that request at our next meeting.

David Thill thanked everyone for attending and the meeting was adjourned at 6:17 PM.

Judy Poss

Secretary

David Thill

President, Tartan Pines HOA Board of Directors

The Tartan Pines Homeowner's Association

Board of Directors' Meeting

January 14, 2010

The meeting was called to order by President Dave Thill at 5:40 PM. Dave introduced the other officers of the Board of Directors to those present:

Vice-President- Harvey Watt

Secretary- Judy Poss

Treasurer- Mary Merritt

These officers were present along with remaining Board of Directors: Billy Cotter, Mark Austin, and Jack Anderson.

Minutes from the December 3, 2009 meeting had been previously presented to Board Members.

The Treasurer's Report was postponed until Mary can get our books onto her computer. She will send a report to Board Members within the next week or so when that is completed.

Committee Reports:

Landscaping Committee

Debbie Austin, Chair of this committee was present to report that the new contractors have begun work. The contract was assigned to Dirt Diggers Lawn Care owned by Jason Hammond. The contract price for the year is \$24,200. Debbie reported that Mr Hammond has agreed to clean up the trees along the fence on Rosemount Court but it will cost extra. After that point he will continue to keep that area cut.

Billy Cotter reported that Phillip Carroll had presented Kathleen new invoices for 2009. At the time of this meeting this bill has still not been resolved as it appears that bills were paid as presented during the year. Mary and the committee will follow up and advise the Board on any action needed.

Covenants Committee

Larry Walker presented a report to the Board showing Notice Violations had been sent to 28 residents for placement of garbage cans and 2 for restriction of certain types of pets not allowed. Larry did ask if the covenants allowed residents to use storage "pods" for the purpose of storage for preparation to move. The general consensus of the Board was that this was not a covenant violation as long as it was not a prolonged usage. Larry will be reimbursed for postage from Mary and be given resident names and addresses when the list is compiled after association dues are paid.

Pool

There was no report from the committee but David Thill did state that Tartan Home Owners would not be assessed a pool fee. Billy Cotter reported that Mark would like to meet with the pool committee to plan some events for the home owners.

Social

Ruth Walker presented a report to the Board of planned activities for the year to include: February – Pancake Breakfast; April 10th - Easter Egg Hunt, April- Garage Sale, July- Children's 4th of July Parade, October 2- Fall Yard Sale, November- HOA Meeting with Pot Luck Dinner, and December- Breakfast with Santa. There will possibly be a second Pancake Breakfast. Prior to the meeting the Spring Garage Sale was suggested to be held on second Saturday in April due to the holiday. Ruth suggested that we have Block Leader to act as a liaison to board members and committee chairs. The Board agreed that could be helpful and gave her committee permission to follow through with that idea.

Playground

Ross Bonura was not present at the meeting but wanted the Board's permission to go door to door to ask for donations for playground equipment. After a brief discussion of past attempts to work on the playground, the Board gave permission and wished him well. We already have a separate account for this project.

Seasonal Decorating

No Report. This committee has no chair at this time.

Old Business:

David Thill asked Billy Cotter for a report on Hole # 9 Tee. Billy reported that we are on a "weather hold" there and the work will be completed when the weather allows.

Billy was also asked about a problem with the gate on Turnberry. Billy will check into that. Someone asked who was in charge of the "clickers" and how they were handled. Jack Anderson will take control of that issue. Clickers should be considered as a remote as garage door opener and passed to a new resident of a house.

New Business:

There was a motion and a second that the April Garage Sale be moved to the second Saturday in April. This was approved.

There was discussion about our Newsletter going out week of Jan 17th. This will be an excellent opportunity to get out information on the Social events and the playground donations.

The Association has a new P O Box for receiving mail – 312542.

David Thill thanked everyone for coming and the meeting was adjourned at 6:20 PM.

Judy Poss

David Thill

Secretary

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 Fassl 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