

Tartan Pines Owners' Association
Board of Directors Organizational Meeting

December 4th, 2012

The meeting was called to order at 5:30 PM by David Thill, outgoing President. Other Board members present were VP Harvey Watt, Treasurer Mary Merritt, Secretary Nina Carpenter, Jack Anderson, Mark Hall, Sue Neuwien, and Rich McHenry. Incoming board members attending were Ross Bonura, James Haas, and Hugh Meade. The purpose of the organizational meeting was to select officers for the 2013 Board. Board incumbents who will remain on the 2013 Board are Nina Carpenter, Jack Anderson, Sue Neuwien, and Rich McHenry

After some discussion, the 2013 Board moved to elect James Haas as President, Rich McHenry as Vice President, and Ross Bonura as Treasurer. Nina Carpenter will remain as Secretary. At Large members of the 2013 Board are Jack Anderson, Hugh Meade, and Sue Neuwien. This motion was seconded and carried unanimously.

The new Board members will conduct the first general business meeting on Thursday, January 10th, 2013.

With no further business or discussion a motion was made to adjourn at 6:35 PM. This motion was seconded and carried.

Respectfully Submitted,

Nina Carpenter
Secretary

David Thill
Outgoing President

Tartan Pines Owners' Association

Board of Directors Meeting

July 12th, 2012

The meeting was called to order at 5:35 PM by David Thill, President. Other Board members present were Harvey Watt, Mary Merritt, Nina Carpenter, Jack Anderson, Mark Hall, Sue Neuwien, and Rich McHenry. Billy Cotter, liaison between the Board and the Golf Club was also present. Committee members present included Schoen Bonura, Debbie Austin, Tonita Haines, James and Maggie Haas, and Patty Graves.

Treasurer's Report:

Mary Merritt distributed copies of the Treasurer's Report and reviewed and explained several line items. Because the pool liability insurance was paid twice this year, one time for this year and a back payment to the golf club for last year's payment, the Association was currently approximately \$700 over budget. There was a suggestion made to transfer the financial liability of the pool to the golf club to save money. After some discussion, the suggestion was tabled for further discussion until the October meeting.

Committee Reports:

Landscaping- Debbie Austin reported that the "Yard of the Month" program was in place and the first recipient of the award was 115 Tom Morris Ln., home of Johnny and Barbara Vaughn.

Harvey Watt asked that the practice of dumping lawn debris on a vacant lot on Tom Morris Lane be discontinued due to erosion of the lot.

Debbie Austin stated that the Dirt Diggers business had been sold, but the new owner was honoring the existing agreement to cut and maintain the common areas.

Rich McHenry suggested that the next time the landscaping contract comes up for renewal that we look into awarding the work to a single contractor to get the best price. He also suggested that the golf club might also be able to mow the Association common areas for a competitive price.

Covenants - Debbie Austin reported that 13 notices of violation had been sent out and most of the violations had been corrected.

Pool – Sue Neuwien stated that the furniture at the pool was in poor repair. There was some discussion about the Association spending money on pool improvements when the golf club has expressed a desire to control pool usage. Billy Cotter suggested that two members of the Association Board meet with him and Mark Eberle to discuss the pool needs and usage.

Social – The next neighborhood garage sale is scheduled for October 6th. This date was selected because it will not conflict with the neighborhood sale at Cotton Creek.

Playground - There was no report, however, Schoen Bonura stated that there was adequate money available to install a small playground if a location for it could be determined. Ross Bonura, Dave Thill, and a golf club employee will select an area near the pool where the equipment can be installed. Billy Cotter reiterated the necessity for the Association to maintain the playground should one be installed. There was a suggestion that a line item for playground maintenance be included in the 2013 Association budget if the playground is built.

Seasonal Decorating - Patti Graves reported that an additional 73 buntings were sewn and displayed for the 4th of July observance and to participate in the “Most Patriotic City” competition. Future plans include the purchasing 45 American flags for the light poles if funds are available in the budget.

Newsletter – Tonita Haines stated that the first newsletter was distributed to those owners whose email address she had. Any future newsletters would probably be sent by email to avoid postage and paper costs. Owners may contact any Board member and provide their email address if they wish to receive the newsletters. Email addresses and phone numbers of Board members are available on the minutes page of the Owner’s website at <http://tartanpinesnews.homestead.com/about.html>.

Website – Jim and Maggie Haas have re-established the Owner’s website and any information that pertains to the community can be posted there by contacting either Jim or Maggie.

Old Business:

Tri State Fence and Ironworks has repaired the gate latch and the fence gate surrounding the swimming pool for \$900.

Dave Thill presented the three options to replace the original HWY 134 gate that was installed by the developer approximately 11 years ago. This gate was destroyed by an unknown motor vehicle. The options were to rebuild the gate, install video surveillance in lieu of a gate, or do nothing. The estimate from Tri State Fence to replace the existing gate with no upgrades was \$6161.25. This does not include clickers to open the gate which are \$25 each. New clickers

could be necessary since the new gate would operate on a different frequency than the old gate.

The estimate from Miller Alarm and Electronics for video surveillance at both gates was \$13,879.73.

A withdrawal from the cash reserves and/or a special assessment from owners would be necessary to pay for either option.

There was a discussion about the pros and cons of each option and a discussion about whether the Association was in fact responsible for neighborhood security. After much discussion, a motion was made to not replace the gate or install video surveillance. The motion was seconded and passed by the board with Rich McHenry and Harvey Watt dissenting.

A suggestion was made to remove the existing island that the former gate mechanism rested on at the HWY 134 entrance. The island sits in the middle of Turnberry Lane and might present a hazard, particularly at night. Billy Cotter stated he would look into the cost of removing the island.

New Business:

Mary Merritt stated that nine owners had not yet paid their 2012 Association dues. Dave Thill asked for a volunteer to do the leg work to research the property description, owner's registered name, etc., so this information could be sent to an attorney in order to process liens against the delinquent owner's property. There were no volunteers.

With no further business or discussion a motion was made to adjourn at 6:50 PM. This motion was seconded and carried.

Respectfully Submitted,

Nina Carpenter
Secretary

David Thill
President

Tartan Pines Owners' Association

Board of Directors Meeting

April 24th, 2012

The meeting was called to order at 5:35 PM by David Thill, President. Board members present were David Thill, Harvey Watt, Mary Merritt, Jack Anderson, Mark Hall, Nina Carpenter, Sue Neuwien, and Rich McHenry. Billy Cotter, liaison between the Board and the Golf Club was also present. Committee members present included Schoen Bonura, Debbie Austin, Tonita Haines, and Patty Graves. Resident Harry Crook also attended.

Treasurer's Report:

Mary Merritt submitted the proposed 2012 budget for review and comment. After review, a motion was made and seconded to approve the submitted budget. Also, the 2011 actual vs. budgeted expense report was submitted and copies filed.

Dues for 2012 remain the same as those for 2011. There was a discussion about collecting unpaid dues from 2011. Everyone agreed action should be taken to collect these past due accounts. This would require retaining an attorney to attach liens on properties whose owners were past due. A current list of those who haven't paid was not available at the meeting.

Old Business:

The board approved Tri State Fence and Ironworks to repair the gate latch and the fence surrounding the swimming pool.

There was a discussion about liability insurance. The Association budgets \$2000 per year to pay for liability policies on the pool and the directors. The pool coverage would also cover the playground once it is completed.

There was a discussion about the pros and cons of replacing the destroyed gate at the Hwy 134 entrance vs. installing effective video surveillance at both gates. Either option would likely be expensive. Dave Thill will obtain estimates for both options from Miller Alarm and Tri State Fence. Since replacing a destroyed gate was not budgeted for 2012, a special assessment from owners, reserve funds or a combination of both would likely be needed to pay for either option.

New Business:

After a discussion, a motion was made and seconded to accept a \$685 bid from Jason Marler for tree removal, trimming and brush removal in the common area behind some residences on Tom Morris Lane.

Rich McHenry began a discussion about communications with owners. Keeping the website current with timely information is important. Since not everyone has or uses the internet, another solution would be publishing a periodic newsletter. Tonita Haines is working on this effort.

Committee Reports:

Landscaping- Debbie Austin would like to initiate a "Yard of the Month" program. Discussion followed with no action.

Covenants - There was no report on covenants, but Debbie Austin will continue to place notifications of violations at residences.

Pool - There was no discussion about the pool.

Social - There was no report.

Playground - There was no report, however, Schoen Bonura stated that there was adequate money available to install a small playground if a location for it could be determined.

Seasonal Decorating - Patti Graves reported that mailbox flags were displayed on Easter and Flag Day but President's Day was rained out. She also reminded the board that the flag captains could assist in compiling the Tartan Pines directory if they had a form asking the owner to approve the publishing of their name, address, phone #, and email address. Tonita Haines suggested that the newsletter could include this form when it is distributed.

With no further business or discussion a motion was made to adjourn at 6:50 PM. This motion was seconded and carried.

Respectfully Submitted,

Nina Carpenter
Secretary

David Thill
President

Tartan Pines Owners' Association

Board of Directors Meeting

January 12, 2012

The meeting was called to order at 5:40 PM by David Thill, President. Board members present were David Thill, Harvey Watt, Jack Anderson, Judy Poss, Nina Carpenter and Rich McHenry. Billy Cotter, liaison between the Board and the golf course was also present. Committee members present included Schoen Bonura, Debbie Austin, and Patty Graves.

Since Mary Merritt was not in attendance there was no Treasurer's Report. Ms. Merritt has requested that she be replaced as Treasurer, primarily because her business takes so much of her time from January thru April of every year.

There was a discussion concerning the vandalism that resulted in the destruction of the gate at the HWY 134 entrance. There was no money budgeted in the 2012 budget to replace the entire gate. A discussion ensued about possibly installing video surveillance at both gates. Dave Thill said he would talk to Al Miller of Miller Alarm about what it would take to have video surveillance installed.

There was also a discussion of collecting unpaid dues from 2011. Everyone agreed action should be taken to collect these past due accounts. A current list of those who haven't paid was not available at the meeting.

Committee Reports:

Landscaping- Debbie Austin, reported that Lakewood Landscape Group will now be doing the bedding plants.

Covenants - There was no report on covenants, but Debbie Austin will continue to place notifications of violations at residences.

Pool- There was a discussion about the possibility of the golf club charging pool or social dues for residents to use the pool. The consensus of those present was that residents who owned prior to an established date (to be determined) would be grandfathered for pool usage free of club dues.

Social- Schoen Bonura announced that the semi-annual community garage sale will be held on Saturday, March 31st. The date was changed from the first Saturday in April because the Easter holiday is that Sunday.

Playground – There was no report, however, Schoen Bonura stated that there was adequate money available to install a small playground if a location for it could be determined.

Seasonal Decorating - Patti Grave reported the theft of some of the Christmas decorations from the Tartan Way bridge over the holidays. She also acknowledged all those who helped with the installation of the Christmas season decorations. She also suggested that the flag captains could assist in compiling the Tartan Pines directory if they had a form asking the owner to approve the publishing of their name, address, phone #, and email address.

With no further business – A motion was made to adjourn at 6:40 PM. It was seconded and passed.

Respectfully Submitted,

Nina Carpenter

Secretary

David Thill

President