Tartan Pines Owners Association

Notes From Ad Hoc Committee Meeting

February 1, 2108

A meeting of the Ad Hoc Committee of the Tartan Pines Owners Association was held on February 1, 2018 at 6:00pm at Enterprise City Hall, Council Chambers. Directors present at the meeting were Jim Arrington (President), Anne Davis (Vice President, Kathleen Ferrell (Secretary/Treasurer), Harry Crook, Jack Anderson, Jim Reese and Johnny Vaughn. Committee Members present were: Steve Wilson (Robertson), Eneicy Seitz (Aberdeen), Sue Neuwien (St. Andrews), Peter Veneziano (Tartan), Judy Poss (Rosemount). Phil Harrod (Tom Morris) and Ed Henry (Member At-Large). President Arrington called the meeting to order and said the prayer. Jim introduced the Committee Members.

President Arrington said that the Committee has been charged to perform the following business:

* To investigate, examine, deliberate all sides, understandings, ramifications, and consequences of the issues
  + Seek opinions from all community members
  + Seek information that is documented
  + Seek and share results
* To bring forth a recommendation(s) to the Board of Directors regarding the issues at hand
  + The past maintenance responsibilities of TPOA
  + The present maintenance responsibilities of TPOA
  + The funding of present responsibilities
  + The funding of future responsibilities
* To bring forth a recommendation that may include but is not limited to
  + No action to be taken
  + A change in present responsibilities
  + A change in future responsibilities
  + A change in funding of future responsibilities
* To bring forth a recommendation(s) to the Board of Directors

Jim explained that the Directors are acting as ex-officios to assist the Committee and Directors do not have a vote. The Committee’s recommendation(s) will be presented to the Board of Directors. Jim also explained that as it has been custom or tradition of TPOA, committee meetings are closed; however, this can be changed. He also explained that the President appoints the Committee Chairperson and he has appointed Steve Wilson to be the Chairperson for this Committee. Jim turned the meeting over to Steve.

Steve introduced himself and explained that his approach is to act as a coordinator, to have as few meetings as possible to accomplish the charge and to keep the meetings brief and focused. He prefers to have closed meetings and have Committee members meet with their neighbors to solicit opinions and feedback. Phil stated that he preferred that the Committee hold neighborhood meetings, with the full Committee present, to hear the position of home owners. Discussion followed. Steve stated that the Committee could vote on the approach. He asked if everyone was willing to serve and they were.

Steve suggested that the Committee hold one-hour meetings and Members come prepared to the meetings. Discussion followed regarding which days worked best for the meetings; it was decided that Tuesday and Wednesdays would be the best days. Discussion followed regarding places to meet. Sue volunteered to host the next meeting; the meeting was set for Tuesday, February 6th at 6:00pm. Ed asked that everyone provide their email addresses.

Sue asked is someone could explain the scope of what the Committee is looking at. Discussion followed. Peter asked what led to the Committee being formed and discussion followed. Phil addressed the group and said that he spent a lot of time looking at the documents and minutes of Board meetings. He stated that there are issues with the documents and inconsistencies. He passed out copies of the Alabama Home Owners Association Act that went into effect January 1, 2016. Discussion followed regarding the purpose of the Act and if it impacts TPOA. Phil said that he would like to change the By-Laws and the CCR’s; it would probably require getting an attorney involved. Kathleen asked how that can be accomplished as the CCR’s are for the neighborhood and require Declarant approval to amend. Phil stated that it may require a legal suite to be filed and we would probably have to wait until the bankruptcy is resolved. Discussion followed.

Steve asked for a summary of what maintenance the HOA has been responsible for in the past and presently. Discussion followed. Steve asked Kathleen to provide him with a list of what TPOA has paid in the past and what is currently being paid. Ed asked for a copy of past minutes and he would post them to the web page. Judy asked if there was a list of which houses are rentals; Kathleen replied that there wasn’t a list but she could recreate some information from the billing of dues. Ed asked for a list of emails for home owners. Discussion followed.

Steve said the next meeting would be Tuesday, February 6th at 6:00pm at Sue’s house. There being no further business to discuss, the meeting was adjourned at 6:55pm.

Respectfully Submitted,

Kathleen Ferrell

Secretary