

MINUTES OF THE BOARD OF DIRECTORS MEETING
OF
TARTAN PINES OWNERS ASSOCIATION

DECEMBER 2ND, 2003

Present: Steve Hagins, Ben Henderson, Mark Fassl, Bert Barr, Billy Cotter, Linda Ellis-Bolton

Minutes from prior meeting were read and approved upon motion of Linda Ellis-Bolton, 2nd by Bert Barr. All ayes.

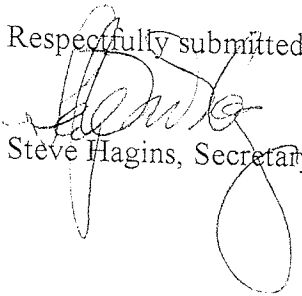
Linda Bolton made a motion to keep present officers. 2nd by Bert Barr. All ayes. Mark said that he would need to be replaced on the board by March. Billy Cotter remarked that the selection needed to be done within the board, to avoid politicking. Ben Henderson reported that all 2003 dues were finally paid. Linda praised the Christmas decorations, and Ben added thanks to Rhonda Barr and Jennifer Fassl for work on pool decorations. Bert observed that the light at Highway 134 still needed adjusting. Mark asked about the power costs of Christmas lights, and it was agreed that the amount was negligible.

Further discussion was held about the Highway 134 gate closing, which is complicated some by the hours of the restaurant. There was also discussion about slowing down Tartan Way traffic with signs. There was also discussion of three-way stop signs. Billy said the city signs looked cheap and would investigate signs compatible with our current ones. Billy observed that the city would need to approve the location of any new stop signs. Linda asked about city leash laws. There had been an incident of stray dogs, which had been resolved.

Brief discussion of the annual meeting was held. Billy remarked that food added to a positive atmosphere. Ben suggested that proxies be sent out next year with the notice of annual meeting.

The next directors meeting was set for the second Thursday in January at 11:30. There being no further business, the meeting was adjourned.

Respectfully submitted,


Steve Hagins, Secretary

TARTAN PINES OWNERS ASSOCIATION
BOARD MEETING

DECEMBER 2, 2003

AGENDA

~~WELCOME NEW BOARD MEMBERS~~

ELECT OFFICERS

AGED RECEIVABLES

NEW BUSINESS

ADJOURN

**MEETING MINUTES OF
TARTAN PINES OWNER'S ASSOCIATION
ANNUAL MEETING
THURSDAY, NOVEMBER 13, 2003**

Billy Cotter welcomed everyone and asked Joe Talmadge to pray a food blessing.

After dinner, Billy Cotter introduced the Board of Directors of the Tartan Pines Owner's Association as being Linda Bolton, Bert Barr, Mark Fassl, Steve Hagins, Ben Henderson, Kinn Pittman and Billy Cotter.

Ben Henderson introduced Debbie DuBose and described what she does for the Association. He asked that the information sheet be filled out and turned in to Debbie so that a community directory can be created. Also, asked that each owner review the lot owner sheet and give any corrections to Debbie.

Ben then began to discuss the 2003 budget, that it had been a learning year and a year of organization with some of the budget lines being revamped as needed. The Association in 2003 billed for 87 lots. There were 20 lots closed in 2003 and the 2004 budget will show a billing for 108 lots. Ben went over the 2003 budget showing a total income of \$26,787.06 and said that the remaining budget would be used by year-end. Some lines exceed the budget figure but that was to be expected since there was no budget history. All line items that exceeded budget were approved by the Board.

Next, Ben discussed the 2004 proposed budget saying that this budget would be created from 123 lots. It is budgeted to break even. New lines for 2004 will include repairs and improvements brought about by expenses in 2003 from replacing sprinkler heads, pool maintenance, cigarette containers, etc. Also, Tartan Way will be landscaped and sidewalks will need edging two or three times during the year.

Finally, Ben discussed the balance sheet year-to-date for 2003. This reflects a balance of \$12,588.49 in the bank, which includes some carryover from 2002. Of the \$7,000.00 carryover from 2002, \$4,000.00 was approved to be spent on Tartan Way along the fence of Robertson Court for irrigation and grassing. This recommendation was made by the Landscaping Committee. Most of the remaining money would be needed to complete 2003 expenditures. All budgets reviewed were then called to a vote. Motion to approve by Hugh Meade, seconded by Harvey Watt and unanimously approved by those in attendance.

Billy Cotter then introduced the different committee chairpersons and called for the annual

reports. These were as follows:

Covenants Committee - Harvey Watt, chairman, introduced other committee members as being Hugh Meade, Ross Bonuro, Linda Bolton, Virgil Danielson and Clem Mynard. This committee's organizational meeting was held 1/16/03. They have met 2 times since then with all agenda being sent to the administration board for approval. All committee meetings in the future should submit a written report to the Board of Directors for their review. The issues discussed at these meetings were contractors parking on both sides of the street, speeding, cleanup of the common areas, landscaping, and heavy vehicles using Tom Morris Lane as a cut-thru to keep from turning around. Linda Bolton said the TV satellite dish had been removed from an un-named residents house. Gil Viera said he had removed his, too, although its placement had been approved by the Board. Broken and cracked sidewalks were mentioned as a concern by Clem Mynard. Billy addressed this problem by saying that some have been replaced and all will be redone after the subdivisions are farther along in construction. The developers absorb this cost not the owner's association. Gil Viera brought up the issue of speeding and Jennifer Wilkerson interjected with a complaint about the back gate. Can it be set up to close going in and out? It is being used as a cut through for traffic to and from the ByPass. She feels this promotes theft and speeding. Can gate be left closed all the time? Ben Henderson acknowledged that this is indeed a problem and the Board is working toward a solution. Billy Cotter then addressed the speeding issue. Gil Viera asked about the unpopular speed bumps which brought a loud groan by the entire crowd. Reggie Rorie suggested police patrol. Billy replied that the Enterprise Police Department patrols this area now. This is an on going problem that is difficult to resolve. Dovie Ankrom mentioned speeding by large trucks such as beer, soft drink vendors and large trucks used in construction.

Landscaping Committee - Joe Talmadge, chairperson for this committee, introduced fellow committee members as being Ann Edwards and Addie Jowers. The lantana from summer has been replaced with pansies and snapdragons for the winter. The bushes have been cut back from the main gate so that the signs are more attractive. The main concern is that the fenced areas along Tartan Way are very unsightly. Joe addressed this by saying this problem will be corrected by installing an irrigation system and planting rye grass and bermuda grass this year. It is budgeted now for future years. There will also be low maintenance bushes planted along this area to present a more manicured look. Joe then gave his appreciation for the monies being made available in the 2004 budget for this project. Much discussion followed pertaining to different areas: Dovie Ankrom asked if the boundary stakes between homeowners property and the golf course could be replaced with some more attractive stakes. The current stakes used are plain and ugly. She said if they won't replace them all, could she put her own stakes out so as to enhance her back yard. Scott Lower addressed this issue by saying as long as the golfers recognize her stakes as being boundary stakes then he didn't see a problem with it.

Rich Roy asked if the guard shack idea at the front entrance had been scrapped. Billy Cotter said that it had not, but there were issues with the City of Enterprise. Rich then asked if the front entrance median could be dressed up. Plans to do this are in the future. Rhonda Barr said that the lights on the back entrance signs have been out. Billy Cotter said he is aware of this problem, that it was cut by an electrician and will be fixed.

Carroll Dexter mentioned that the contrast between the letters and rock on the front entrance signs are too much the same color. Could the rock be stained again to provide a greater contrast. Billy agreed that the stone should be darkened.

Jaimie Roy said that they recently had a large party at their house and had it not been for her explicit directions, several people would have not been able to find her house. The street signs are too hard to read at night. Billy was not aware of this and will look into the problem.

Hugh Meade mentioned that the purchased lots that are presently empty need to be cleaned off. They are an eyesore. He says the covenants say the owners have to maintain their lots and several lots need to be cleaned.

Reggie Rorie asked that something be done about Lot 33 which is next to his house. When it rains, it washes and the runoff dirt from this lot piles in front of his driveway. Every time it rains, he has to shovel the dirt away. Billy Cotter said he was aware of this and a fabric retaining wall will be put up to correct the problem.

Charlie Merritt said who is responsible for cleaning the common area between the houses and the golf course? The contractors? Charlie cleans his own. Billy replied that the homeowner or contractor can get approval to cut trees, etc., but each homeowner should treat the area as his own. The contractors cannot maintain 200 lots.

Jim Ruane is concerned about the strange vehicles parked with people in them at night around and on St. Andrews. He and other residents walk at night and don't feel safe. This is still a secluded area of the community. Billy and Ben said they were aware of this and would ask for greater police patrol in this area.

Seasonal Committee - Rhonda Barr, chairperson for this committee introduced fellow committee members as Jennifer Fassel, Addie Jowers, Holly Maher and Melanie Sneed. They met 10/26/03 to discuss Christmas decorations. The decorations have been purchased for this year. Focus will be on the front entrance, Robertson Court, Tartan Way bridge, Pool area, and street lights. They will begin decorating next Saturday. Gil Viera volunteered to help with wrapping ribbon on the street light poles.

Social Committee - Tica Pittman, chairperson for this committee, introduced her committee members as being Kathy Farrell, Beverly Mitchell and Heather Mitchell. There were 4 socials held in 2003 - Christmas, St. Patrick's Day, July 4th celebration and October Fest with a good turn out each time. There will be a Christmas party in December this year. Details are forthcoming. Tica encouraged everyone to participate in these events as they are a wonderful way to get to know your neighbors and create a sense of unity in the community.

At this time, each resident was asked to stand, introduce themselves, and give their

address in the community.

Billy Cotter then thanked each committee chairperson for the hard work they've done this year and their commitment to the betterment of Tartan Pines community. He then reflected on what has been accomplished since the last annual meeting. The pond has been fixed and is in the process of sealing and filling up. The common area has been cleaned. Street lights have been installed. The back gate and lights were installed. He and the Board are pleased that these goals were met. The community is continuing to improve and things will get where they want them to be. They are making progress and welcome any recommendations from residents. He encouraged residents to continue to be involved in the community.

Billy then called for new business. Stefan Marks asked for a list to be printed as to who to call with concerns. Debbie DuBose will provide this information in the form of a Community Directory to be ready after the first of the year. Patti Graves asked what was the status on the tennis courts. Billy and Ben said that this was still in the future plans.

There being no more new business, Billy thanked everyone for coming and the meeting was adjourned.

Minutes taken by: Debbie DuBose

Reviewed by: B. S. Adams

Thursday, November 13, 2003

AGENDA

Tartan Pines Owner's Association Annual Meeting November 13, 2003

1. Welcome and Prayer
2. Introduction of Board of Directors
3. Treasurer's Report
 - a. 2003 Budget Actuals
 - b. 2004 Proposed Budget
 - c. 2003 Balance Sheet
4. Committee Reports
 - a. Covenants Committee
 - b. Landscape Committee
 - c. Seasonal Decorating Committee
 - d. Social Committee
5. Community Improvements Update
 - a. Completion of #9 pond
 - b. Completion of clean-up in common area on Tom Morris Lane
 - c. Additional street light at Clubhouse entrance
 - d. Secured night entry of back gate
 - e. Main entrance completed
6. New Business
7. Adjourn

Minutes of the Meeting of the Tartan Pines Owners Association
Board of Directors, Oct. 13, 2003

Present: Steve Hagins, Bert Barr, Ben Henderson, Billy Cotter, Linda Bolton, Kinn Pittman

Minutes of the prior meeting were approved as submitted upon motion by Ben Henderson, seconded by Linda Bolton. All ayes.

Ben Henderson presented a Treasurer's Report, with financials provided through 10/9, and presented a draft 2004 budget. Discussion was held about line items over budget, including maintenance and repairs on the entrances, and repairs to the irrigation systems, and pool cards. Henderson reported that we had a remaining positive cash flow for the year of \$9,400.00 and expected to spend \$7,000.00 of it by year end.

Henderson discussed a proposed 2004 budget, which essentially expected \$31,050 in revenues and adjusted projected expenditures to more nearly reflect 2003 actual expense. Linda asked if we charged for pool cards, and discussion ensued. Upon motion by Steve Hagins, seconded by Kinn Pittman, it was decided to charge \$2.00 for replacement pool cards, unless a card had become defective. All ayes. Linda Bolton moved that we approve the 2004 budget for submission to the owners, seconded by Bert Barr. All ayes.

Billy Cotter observed that there exists a 10' strip between Tartan Way and the fence behind Robertson Court which needs irrigation and grassing, and suggested that irrigation installation would cost about \$3,500.00. Ben Henderson reported that the landscaping committee felt that something needed to be done there, but nothing had been done because the 2003 budget did not include funding. Bert Barr asked if we could use funds from 2002-2003 operating surplus to do the project. Ben Henderson reported that the unspent surplus was anticipated to be about \$9,000.00. Billy said that the area would need to be seeded, and that the total cost should not exceed \$4,500.00. Steve Hagins moved, seconded by Linda Bolton, that an amount not to exceed \$4,500.00 be spent on the project from accumulated surplus.

Discussion followed regarding committee activities, and planning for the annual meeting. Bert Barr said he had been often asked about the maintenance schedule for replantings of flowers, etc. Ben Henderson said the budget reflected replantings two or three times a year, and Bert suggested that be reported at the annual meeting.

Billy Cotter reported that the central area of Tom Morris had been cleaned. Kudos to Mark Fassl and others who helped. Linda Bolton inquired about the maintenance of areas between private property and the golf course. Bert Barr and Ben Henderson reported that several property owners were simply mowing the strip behind their homes. No resolution to the question was made at this time.

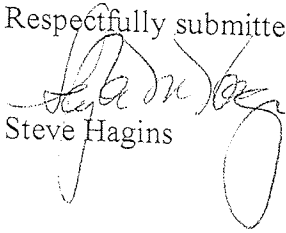
Billy Cotter suggested that the annual meeting be held in January. Ben Henderson thought the covenants would not allow a date that late, and after referring to the covenants, it was determined that the annual meeting could not fall later than 30 days past the last year's meeting date. It was agreed to hold the annual meeting at 6:30 Thursday Nov 13th. All agreed.

Billy Cotter asked for other new business. Bert Barr said that he had received some generalized questions about the entrances being unkempt. Ben Henderson asked all board members to request more specific concerns, so we could act upon them. Linda Bolton asked about meeting more frequently as a board, but others felt that we had been resolving issues effectively, and could call a special meeting when circumstances warranted it. Bert Barr said the decorations committee had bids out for decorative outdoor bows for the holiday season, and planned to recycle some from last year. Linda observed that residents were participating with Halloween and other seasonal decorations.

Ben Henderson suggested the chairpersons from all standing committees be requested to give brief reports, and it was agreed that appropriate people be contracted. It was also agreed that the Directors would have a called meeting after the general owners meeting to elect officers and deal with other business flowing out of the annual meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Steve Hagins

Minutes of the Meeting of the Directors
of Tartan Pines Owners Association
June 19,2003

Present: Billy Cotter, Ben Henderson, Kinn Pittman, Bert Barr, Linda Bolton, Mark Fassel, Steve Hagins

Minutes of the prior meeting were read, and approved upon motion of Bert Barr, seconded by Mark Fassel. All aye.

A Treasurer's report was given by Ben Henderson. The only unpaid association dues was that of Al Townsend. Henderson circulated a YTD Profit and Loss statement which was within budget on all lines with the exception of car clickers and \$122.00 unbudgeted expense for repair of the sprinklers on Turnberry. 100 clickers had been initially ordered, 100 more were re-ordered, and seventy remained on hand. Report approved as read.

Billy Cotter reported from the Social Committee. A Pool Party for property owners and golf course members was planned for July 4th. Plans included face painting for kids, a clown, and a Moon Walk jumper. The committee contemplates one social per quarter, with a football-theme social contemplated for September. Efforts would be made to revive a monthly Friday night dinner for residents.

Linda Bolton reported that Clem Mynard had been appointed to the covenants committee, with a meeting planned for next Monday. She reported unresolved issues regarding gate closing, and pond completion at the 9th tee. Mark Fassel suggested a sign was needed for information. After discussion, it was agreed to open the gates at 5:00AM and close at 9:00 PM. Linda asked about access for emergency vehicles, and it was confirmed that the fire, police, and rescue squad had given access codes for an override switch. Linda further stated that Tom Morris residents wanted to have a clean up, with construction trash still remaining in the common area. Mark Fassel and Bert Barr agreed to head up a clean up effort.

Kinn Pittman reported that an informational letter had been sent out regarding problems with the golf course greens. A USGA official came to inspect the greens, and reported that they suffered from Carbolaria and Bermuda grass decline, which has been fairly common in the Southeast this year, with a number of courses like Panama City CC having lost their greens. Restoration will take most of the summer. A \$10,000 roller had been purchased to aid in greens maintenance. The USGA official suggested that greens not be overseeded in the fall, because in his opinion overseeding the prior year had contributed to the problem. Kinn offered to answer any questions from owners or members.

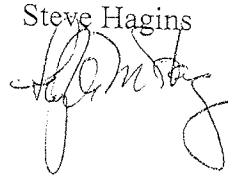
There was discussion of walkers on the golf course, and it was agreed that privilege should only be open to owners. There apparently have been non-residents non-owners out walking on the course. There was also discussion of pool rules, which are posted. The question was referred to Ben Henderson, Bert Barr, and Mark Fassel for further discussion.

The subject of the pond at #9 tee came up again, and Ben Henderson reported that bids had been received for re-liming the pond to seal it. Linda pointed out that common areas needed landscaping, and Ben responded that the bids were being lined up to landscape the area immediately around the lake. Billy Cotter observed that there would still be some areas to be dealt with, and that the Tom Morris residents would need to discuss their needs much as Robertson Court residents had done in their areas. Billy reported that a light would be erected at the intersection of Tartan Way and the Club House road next week. There was no news of work on an owner directory. Linda asked if we had Enterprise Police coverage within Tartan Pines, which we do.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Steve Hagins

A handwritten signature in black ink, appearing to read "Steve Hagins", written in a cursive style.

Tartan Pines Homeowners Association
June 19, 2003

- 1) Approval of Minutes
- 2) Treasurer's Report
- 3) Committee Reports
 - Social Committee
 - Landscaping Committee
 - Restrictive Covenants Committee
 - Decorating Committee
- 4) Director Fassl's Report
- 5) Old Business
 - Pool Issues
 - Pond On #9
 - Streetlight-Clubhouse
- 6) Directory for Association
- 7) New Business
- 8) Adjourn

MINUTES OF THE BOARD MEETING OF
TARTAN PINES OWNERS ASSOCIATION
APRIL 10, 2003

PRESENT: Billy Cotter, Ben Henderson, Bert Barr, Kinn Pittman, Linda Bolton, Steve Hagins

Treasurer's report was given by Ben Henderson. He reported that there were 4 owners with unpaid 2003 dues; they were Harry Gilder, Dr. Mita, Al Townsend, and Sylvia Waters. Ben reported that he had sent past due notices the previous week and hoped for a response shortly. He reported that the first 100 gate clickers had been given out, and an additional 100 had been ordered at a cost of about \$1,400. He felt that we would probably not have to reorder this year. Henderson reported that the Post Office had complained that the social committee had put some fliers in owners mail boxes. Billy Cotter was to follow up on that.

Henderson reported that the Landscape Committee had met (Addie Jowers, Ann Edwards, Joe Talmadge). They reviewed the landscape budget, and that after contracts for maintenance had been let, there was a remainder of \$700 in the landscape budget that was as yet unallocated. Talmadge expressed interest in landscaping the back of Robertson Court. Billy Cotter stated that it would cost about \$3000, an amount in excess of budget.

In summary, Henderson reported that there was approximately \$24,000 in the bank, \$1,800 in receivables, and that a tax return had been filed. There being no further questions, the report was approved.

Billy Cotter reported that he would contact Gil Verrera and Arlen Williams regarding committee service. There was no Social Committee Report. A Homeowners Dinner was scheduled for 4/18 and a July Pool Party was planned.

Billy Cotter shared an email from Mark Fassl. Issues mentioned were:

Lighting at Clubhouse and Tartan Way. Cotter stated that the City would pay electricity, if we erected the pole at a cost of \$400-\$500. Mark inquired about a playground, and Cotter suggested Mark head that up. There was about \$1000 in a Common Area Improvement line item. There was an inquiry for a garage sale. Kinn Pittman opposed such an idea, and Bert Barr stated that such a sale was prohibited in the covenants. Cotter stated that he had prepared a letter of reminder to builders, contractors, and land owners about proper and required procedures. The letter was reviewed and approved.

Linda Bolton reported on several items from the Covenant Committee, Harvey Watt, Chairman.

1. LB reported a letter from a homeowner complaining that Tartan Way was blocked by contractors, and that residents were diverting to Tom Morris, upsetting Tom Morris residents. Ben Henderson stated that the problem should correct itself shortly. Billy Cotter suggested contacting contractors to instruct them to park on one side of the street.
2. LB reported that trash had been dumped in the common areas for Tom Morris. Billy Cotter said he'd review the situation, and that he thought that most of that construction trash had already been cleaned up.
3. Linda reported complaints regarding condition of entrance area at Turnberry. Kinn Pittman offered a truck to be used in cleanup, and Billy Cotter reported no money in the budget for cleanup of that area. LB inquired about plantings 20' on either side. BC said that much of the damage was from beetle damage to trees, and that things should look better if the trees could be cleaned up.

4. There were complaints about people driving around speed bumps on Turnberry entrance. Longer bumps have been ordered.
5. Bob Moore/Hugh Meade promised an insert to the newsletter regarding Covenant Committee. BH asked them to get it to Scott Lower for inclusion.
6. Covenant Committee to meet again next week.
7. Question raised about fishing in ponds. Steve Hagins opposed due to safety issues with regard to arrant golf balls.
8. A question was raised about walking on the golf course. Kinn Pittman was to refer it to golf committee. People should be off the course before first tee time.
9. Directory. LB said she was overwhelmed on Directory work, but would re-evaluation her situation.

Old Business:

Some residents were having trouble programming their car-specific closers to open/close gate. We need to communicate programming techniques.

Bert Barr asked when the pool furniture would come out. Ben Henderson said that it would be put out as soon as the weather turned warm, probably around May 1st.

It was agreed to meet next on June 12th.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Steve Hagins

Tartan Pines Homeowners Association

4-10-03

- 1) Approval of Minutes
- 2) Treasurer's Report
- 3) Committee Reports
 - Social Committee
 - Landscaping Committee
 - Restrictive Covenants Committee
 - Decorating Committee
- 4) Directory for Association – Linda Bolton
- 5) Director Fassel's Report
- 6) Old Business
- 7) New Business
- 8) Adjourn

Date: April 10, 2003
To: Homebuilders/Contractors
From: Tartan Pines Development
Directors – Home Owners Association

We are still experiencing problems with contractors not cleaning up building sites. Any trash created on a particular building site should be retained on that site in a dumpster. In the future any trash that is blown, or placed on adjoining property (adjoining lot, golf course, street, etc.) will be cleaned up by the association and billed back to the homeowner/lot owner member. The same holds true for dirt washing over sidewalk and into the street. Also, no vehicles, trailers, etc belonging to contractors are to remain on any streets overnight. Any outside work conducted on Sunday that creates a nuisance, such as carpentry work, machinery, and etc. must be discontinued.

MINUTES OF THE TARTAN PINES OWNERS ASSOCIATION
BOARD OF DIRECTORS
JANUARY 9, 2003

The quarterly meeting of the TPOA Board was held January 9, 2003 at 1:00 at the clubhouse. Present were Billy Cotter, Ben Henderson, Kinn Pittman, Mark Fassel, Bert Barr, Linda Bolton, and Steve Hagins.

Chairman Cotter welcomed Linda Bolton as a new director. Minutes of the prior meeting were reviewed with corrections made to the standard time and date of meeting, and approved as amended. Meetings are to be held the second Thursday of the first month of the quarter at noon at the clubhouse.

A Treasurer's report was made by Ben Henderson, who reported that Al Townsend was the only owner whose 2002 dues were not paid. Billy Cotter said that he had contacted Mr. Townsend, who had given him a post office box to use. That address was in fact on our records. Billy suggested mailing him another bill to the specified address, and it was agreed that if the bill was not paid by next quarter, a lien would be filed on the property. All concurred. Ben Henderson delivered assessment bills to Board Members for examination, and all agreed to mail all owners their bills, due in one month. Henderson reported that Robertson Court owners assessed themselves sixteen dollars extra to pay for lights and water at the entrance to Robertson Court. Mark Fassel inquired about funds available for decoration, and Ben reported \$2500 available in this year's budget. Henderson reported that projected receipts would be \$24,000 plus estimated \$4,000 from lots sold, with \$7,500 in the bank, that would cover our projected 31,000 revenues in the budget. Billy Cotter moved for approval of that report, Mark Fassel seconded, and all approved.

Billy Cotter reported that surveys returned had 5-7 volunteers to serve on all standing committees. Discussion was had about committee size, and directors felt that as many as volunteered would be encouraged to work. Mark Fassel suggested that special effort to maintain continuity on the covenants committee was important. It was determined that Directors would take the responsibility for calling the first meeting of standing committees, having them elect officers and start functioning. Ben Henderson to call Landscaping, Linda Bolton Covenants, Mark Fassel & Bert Barr, Seasonal Decorations, and Billy Cotter Social Committee. Billy Cotter and Linda Bolton were to review surveys with regard to people volunteering to multiple committees.

Ben Henderson agreed to provide Linda Bolton with a current mailing/phone/email list of owners to begin working on an Owners Directory. Linda Bolton agreed to create a data/survey form to go out with bills.

Old Business:

Linda Bolton inquired about the status of the lake/pond at the 9th tee. Linda asked about the lake holding water, source of water. Billy Cotter replied that the contractor had agreed to come back if it leaks, and that irrigation system water would fill the lake, in addition to rainwater. There was piping to be installed, and Billy agreed to report to Linda immediately following the meeting about completion plans.

Mark Fassl inquired about the process of closing the Turnberry gate, since owners had been told it would be done in January. Discussion was had about darkness of that 134 entrance, and Bert Barr reported that brighter lights were used and that the situation was better. Mark Fassl reported that the intersection at the clubhouse entrance off Tartan Way was also dark. Billy said he didn't think the city would put a light there, so we might have to do it ourselves. Linda observed that the lake completion and entrance security were credibility issues which needed to be addressed promptly.

After considerable discussion, motion was made by Billy Cotter, seconded by Kinn Pittman that the gate closing would begin from dark till dawn March 1st. Owner residents would receive two "clickers" per family, non-resident owners (excluding contractors) would receive one, with additional units and replacements available at \$25.00 each, with the price subject to change if our cost changes. Vote was taken-all ayes. Information was to go to homeowners and lot owners promptly, and information to golf members to go in the golf newsletter at the end of January. Ben Henderson was authorized to order 100 additional clickers at a cost of about \$2,500.00.

Mark Fassl shared a number of concerns and constructive suggestions: among them being

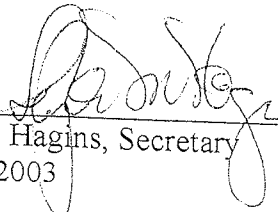
- ◆ Contractors not cleaning up—Billy volunteered to speak to them
- ◆ Covenants committee needs to be up and running to deal with small but nagging problems
- ◆ Possibility of a kids area
- ◆ Placement of resident suggestion box at clubhouse

Bert Barr also raised several issues to be resolved. Among them:

- ◆ Maintenance of common areas around 8 green and nine tee
- ◆ Charging a fee of \$2 for pool cards, to cover costs

There being no further business the meeting was adjourned.

Respectfully submitted,



Stephen M. Hagins, Secretary

April 10th, 2003