

The Tartan Pines Homeowners' Association

Board of Director's Meeting

December 1, 2008

The meeting was called to order by President Bert Barr at 5:00 PM. Board members present were Bert Barr, Billy Cotter, Kathleen Ferrell, Dave Thill, and Gene Yager. Board members that were absent included Mary Merritt and Mark Austin. President Barr welcomed the residents attending the meeting and allowed the board to review the minutes from the last meeting. A motion was made and seconded to approve the minutes as written.

Mr. Billy Cotter moved to elect the slate of officers to the board for 2009. The slate proposed by the nominating committee included Gene Yager as President, Bert Barr as Vice President, Dave Thill as Secretary, and Kathleen Ferrell as Treasurer. The motion was seconded and the Board voted to elect the proposed slate of officers, all of whom were present.

President Barr then discussed the re-establishment of the Playground Committee. Ross Bonura volunteered to chair the committee, however, he wasn't currently present at the meeting so that issue was tabled until Mr. Bonura reaffirmed to the Board his willingness to chair the committee.

Committee Reports

President Barr reminded those present that the main reason for the December Board meeting was to install the new officers, but he did call for brief committee reports.

Landscaping Committee

There was no report from the Landscaping Committee.

Seasonal Decoration Committee

Mark Fassi was not present early in the meeting, but Billy Cotter informed the Board that the holiday banners that had been approved at the annual Homeowners' Association Meeting had arrived and that a bucket truck had been scheduled to install them.

Pool Committee

There was no Pool Committee report.

Covenants Committee Report

Co-chairs of the Covenants Committee, Mori and Sue Fierce, reported that since the last meeting there was one minor parking issue that has since been resolved and a small, temporary fence at a residence had been removed.

Social Committee

There was no Social Committee Report.

Treasurer's Report

The 2009 Budget had been explained and approved at the November Homeowners' Association (HOA) meeting, therefore there was no Treasurer's Report.

President Barr also asked each committee chair to submit their issues to different Board members to assist Gene Yager. The Covenants Committee will report to Billy Cotter, the Pool Committee to Bert Barr, the Seasonal Decorating Committee to Kathleen Ferrell, the Playground Committee to Gene Yager, and the Social Committee to Dave Thill.

New Business

Billy Cotter stated that there was a need for a HOA web site on which the Covenants, Association By-Laws, and meeting minutes could be posted. A web site would be a great way for homeowners to access information. There was some discussion of the former homeowner's web site which had been down for over a year. Rich Roy volunteered to investigate the re-establishment of a homeowner's website, assisted by Matt Pellegrino.

At this point, Ross Bonura arrived at the meeting and affirmed his willingness to Chair the Playground Committee. President Barr moved to appoint him Chairman of the committee. This motion was seconded and passed unanimously.

Mori Fierce suggested that since Tartan Pines was one community, the HOA dues should be the same amount for all residents. His suggestion was to raise the annual dues to \$350 across the board. This suggestion opened up an enthusiastic discussion that covered several subjects such as defining common areas maintained by the HOA funds, defining areas maintained by the golf course, landscaping of the Rosemount common area, mowing of the Rosemount common area, the dry retention pond near the #9 tee box, and the standards of appearance for the common areas expected by Tartan Pines residents. Billy Cotter said that consideration of a dues increase would need to take place at a homeowners meeting toward the end of the year before the 2010 budget was finalized. No dues increase for 2009 could be implemented since the 2009 budget has already been finalized and approved by the homeowners. However, the homeowners could convene a special meeting and vote to raise the dues and adjust the 2009 budget taking into consideration the dues increase should that proposal pass.

Ben Henderson remarked that the special assessment for Rosemount residents did not cover the cost to mow the Rosemount common area as frequently as needed in the summer. Several residents in attendance objected to the proposed dues increase since it appeared that it was intended to subsidize lawn maintenance and/or landscaping for Rosemount. Mark Fassl, who had recently arrived, assured everyone that Rosemount residents were not asking for residents of other streets to pay for lawn maintenance or landscaping but he would like to see the Rosemount common area brought up to the standard of other Tartan Pines common areas.

Billy Cotter informed the attendees that a survey team and engineers were looking at the empty retention pond and would present recommendations designed to make it look more attractive.

Kathleen Ferrell informed attendees that she has obtained estimates for the repair and staining of the boundary fence on Rosemount. Since it is a boundary fence, the HOA monies would be used for repair and maintenance.

Billy Cotter made a motion that all property owners in Tartan Pines, to include builder-owned lots, with or without homes constructed on them, be assessed the annual homeowner's dues. This would provide more monies for the maintenance and mowing requirements for Rosemount, since it has the most builder-owned lots. He also recommended that between now and the January meeting the Landscaping Committee should come up with a fair plan to address the mowing and maintenance issue for Rosemount common areas. Mori Fierce stated that it may be better to have one mowing contractor perform all the community common area mowing if it results in a lower cost. For information purposes, Ben Henderson informed the attendees that the current bid for 12 cuts of the Rosemount common area was \$ 3750.00. The current Rosemount assessment equals \$ 3360.00 which results in \$ 390.00 annual shortfall. The generally accepted requirement to keep the common area neatly mowed is 24 cuts per year which would cost \$7560.00.

President Barr asked for a second to Mr. Cotter's motion to assess annual HOA fees to all property owners. Gene Yager seconded the motion and the Board passed the motion.

Additional discussion included the need to better define the common areas; the need for a plan that could be presented to the HOA concerning Rosemount common area improvements; especially accurately defining the cost of several alternatives so residents could decide which plan, if any, they would support. Steve Wilson stated that he would possibly agree to support Rosemount improvements if he could have some choices of plans to evaluate.

Mark Fassel displayed an example of the Holiday banners that will be placed on streetlight poles on Tartan Way. All present thought the banners would be an attractive seasonal decoration.

Herb Gannon recommended the Damascus Highway gate issue be deferred to the January meeting. Additionally, he recommended the date of the January meeting be changed from the 8th to the 15th because of the BCS Championship game being played on the 8th. It was agreed to change the date to January 15th at 5:00 PM at the Clubhouse.

Gene Yager stated he was eager to serve as President for the upcoming year and asked everyone to know the facts so collectively we can discuss issues sensibly during Board meetings.

A sincere thank-you was extended to Ben Henderson for his outstanding service as Treasurer since the beginning of the HOA.

The meeting adjourned a 6:10 PM.

Gene Yager

President

Tartan Pines HOA Board of Directors

Tartan Pines Homeowners' Association
Annual Meeting
November 6, 2008

The Tartan Pines Homeowners' Association (HA) held their annual meeting November 6th, 2008 in the Tartan Pines club house. After supper, the meeting was called to order by President Bert Barr at 6:30 PM. After welcoming everyone and thanking them for their attendance, President Barr made some administrative announcements. First, he stated that there was a lost puppy in the vicinity of Rosemount and asked everyone to watch for it. Second, he reminded the residents that there was a covenant prohibiting political signs in yards. Third, he introduced Mark Eberle, the manager of the golf course and club house food service.

Mr. Eberle introduced his wife Dawn, and newly hired chef Bud Rudolph. Mr. Eberle stated that his objective is to make Tartan Pines one of the finest golf courses in Alabama. He also explained that food service was being expanded. Breakfast would be served from 7-10:00 AM, lunch from 11:00 AM -1:00 PM and they may try dinner service Thursday through Saturday evening. He also said that the lunch menu would be upgraded and more special events would be scheduled.

Presidents Report

President Barr introduced the current Board members: Mark Austin, Billy Cotter, Treasurer Ben Henderson, Mary Merritt, and Gene Yager. Secretary Jay Maher was not present.

President Barr then explained that the purpose of the meeting was to provide residents with information from the committees, adopt a budget for 2009, and provide an opportunity for fellowship with neighbors both new and old. He reminded everyone that the HA Board of Directors will meet on the second Thursday of January, April, July, and October at 5:00 PM at the club house and welcomed all residents to attend these Board meetings. Additionally, there will also be a Board meeting at 5:00 PM on December 4th, within 30 days of the HA meeting, to comply with the HA bylaws.

Committee Reports

Covenant Committee Report

The Covenant Committee report was presented by Mori and Sue Fierce. First, they introduced the members of the covenant committee as Dave Thill, Tartan Way; Dave Carew, Tom Morris; Hartwell Hubble, St. Andrews; and Tica Pittman and Paula Rose, Robertson Court. The Fierces are responsible for Rosemount. The committee is still seeking volunteers for Aberdeen and Muirfield. They emphasized that the first action taken for covenant violations would be face to face contact between the violator and the neighborhood representative. The most common violations include: failure to maintain vacant lots, vehicles parked on the street for prolonged periods of time, commercial vehicles or trailers parked in driveways, garbage containers

improperly stored, garage doors left open, and vehicle repair violations. The Fierces reported that three certified letters have been sent to violators who haven't responded to initial contact.

Seasonal Decorating Committee Report

The Seasonal Decorating Committee report was presented by Mark Fassl. He passed out pictures of holiday banners the committee plans on ordering for Tartan Way. The banners cost \$2100 which will necessitate going into the following year's budget to pay for them, but he stated they should last several years.

Pool Committee Report

The Pool Committee report was presented by Bill Pruitt. He stated that Pool Land had won the bid for maintaining the pool for the next year. Next spring, when people start using the pool again, members of the pool committee will conduct spot checks for unauthorized people using the pool. There was also a brief discussion on the pros and cons of reinstating the use of entrance card for the pool gate.

Social Committee Report

Since there was no active Social Committee, President Barr solicited a volunteer for the Social Committee. Julie Pruitt volunteered to chair the Social Committee. There was a brief discussion about the Wednesday evening cookout conducted at the pool house. Some people don't attend because it is the same night that churches have dinner, choir practice, bible study, etc.. Julie said the group was winding down for the year, but next spring, they would consider changing the night to avoid conflict with church activities.

Nominating Committee Report

Chairman of the Nominating Committee Billy Cotter announced that Gene Yager would continue on the board for another year. Mr. Cotter presented Kathleen Ferrell and Dave Thill as nominations to replace departing directors Ben Henderson and Jay Maher. The HA members present voted to accept these nominations. The Board of Directors will select officers at the December 4th Board Meeting.

Landscaping Committee/Treasurer's Report

Ben Henderson stated that the Board of Directors will vote on the amount to be placed in the reserve fund for next year. He will recommend to the Board to place \$36K into the reserve fund based on the 2009 budget he has proposed. In 2005, there were 150 lots paying HA fees. Today, there are 192 lots paying HA fees which will result in revenues of \$52,110 for the association. Because a golf club employee is no longer maintaining the pool, the 2009 budget line for pool maintenance will increase to \$3100 from \$1430. Landscaping bids received for 2009 are within \$500 of the 2008 amount. After some brief discussion, a motion was floored to accept the 2009 budget. The motion was seconded and the 2009 budget was passed by the residents in attendance.

New Business

Ross Bonura volunteered to re-establish and chair the Playground Committee. Although the Board voted at their last meeting to refund donated monies earmarked for the playground, there is still \$1100 of playground monies whose donors could not be determined. President Barr welcomed Mr. Bonura's proposal and asked him to move forward with the Playground Committee.

Julie Pruitt asked residents to please watch their speed when driving on Tartan Way, particularly from the stop sign at Robertson Court to the Boll Weevil Circle gate.

Mori Fierce inquired about the progress to install a street light at the bridge on Tartan Way. Billy Cotter stated that the city has approved the request for the street light and Alabama Power should install it shortly.

Judy Workman stated that in other communities who impose HA fees, the fees are usually fixed at a consistent amount for all residents regardless of the street they live on. Mark Fassl stated that he would suggest at the December board meeting that the HA dues be restructured to allow Rosemount to improve landscaping.

Jennifer Wilkerson inquired as to why the Damascus Highway gate couldn't be closed 24 hours a day. At this point, the room erupted in a somewhat spirited discussion of the pros and cons of closing the Damascus Highway gate. Concerns were expressed about the ramifications closing the gate would have on mail and package delivery, garbage and recycling pick up, business at the golf course and restaurant, wear and tear on Turnberry, traffic on Tartan Way, police patrols of the community, emergency vehicle response time, and school bus routes. A remark was heard that school bus routes shouldn't be a problem since the Superintendent of Schools lives in this community. Finally, Herb Gannon asked what would it take to get the gate closed? He then floored a motion for the board to look into closing the gate 24/7 and if that could not be accomplished he wished to be notified as to the reasons why. The motion was seconded by Jennifer Wilkerson and passed by voice vote. Mr. Cotter stated that issues such as these are more appropriately addressed at the quarterly Board of Directors meetings since the Board is the only body with complete and full authority to make decisions concerning common areas.

Concerns will be addressed with the city, the school system, the Rescue Squad, the USPS, FedEx, UPS, etc. and this issue may be addressed again at the Board meeting on December 4th.

President Barr requested a motion to adjourn. The motion was made, seconded, and the meeting adjourned at 7:45 PM.

Bert Barr
President
Tartan Pines Homeowners' Association

Tartan Pines Homeowners' Association
Annual Meeting
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The Tartan Pines Homeowners' Association (HA) held their annual meeting November 6th, 2008 in the Tartan Pines club house. After supper, the meeting was called to order by President Bert Barr at 6:30 PM. After welcoming everyone and thanking them for their attendance, President Barr made some administrative announcements. First, he stated that there was a lost puppy in the vicinity of Rosemount and asked everyone to watch for it. Second, he reminded the residents that there was a covenant prohibiting political signs in yards. Third, he introduced Mark Eberle, the manager of the golf course and club house food service.

Mr. Eberle introduced his wife Dawn, and newly hired chef Bud Rudolph. Mr. Eberle stated that his objective is to make Tartan Pines one of the finest golf courses in Alabama. He also explained that food service was being expanded. Breakfast would be served from 7-10:00 AM, lunch from 11:00 AM -1:00 PM and dinner would be available Saturday through Thursday. He also said that the lunch menu would be upgraded and more special events would be scheduled.

Presidents Report

President Barr introduced the current Board members: Mark Austin, Billy Cotter, Treasurer Ben Henderson, Mary Merritt, and Gene Yager. Secretary Jay Maher was not present.

President Barr then explained that the purpose of the meeting was to provide residents with information from the committees, adopt a budget for 2009, and provide an opportunity for fellowship with neighbors both new and old. He reminded everyone that the HA Board of Directors will meet on the 3rd Thursday of January, April, and October at 5:00 PM at the club house and welcomed all residents to attend these Board meetings. Additionally, there will also be a Board meeting at 5:00 PM on December 4th, within 30 days of the HA meeting, to comply with the HA bylaws.

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following year's budget to pay for them, but he stated they should last several years.

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Nominating Committee Report

Billy Cotter announced that Gene Yager would continue on the board for another year, so the only positions that required filling were the Treasurer to replace Ben Henderson and the Secretary to replace Jay Maher. The Board of Directors will vote at the December 4th Board meeting to install Kathleen Ferrell and Dave Thill into the Treasurer and Secretary positions, respectively.

Landscaping Committee/Treasurer's Report

Ben Henderson stated that the Board of Directors will vote on the amount to be placed in the reserve fund for next year. He will recommend to the Board to place \$36K into the reserve fund based on the 2009 budget he has proposed. In 2005, there were 150 lots paying HA fees. Today, there are 192 lots paying HA fees which will result in revenues of \$52,110 for the association. Because a golf club employee is no longer maintaining the pool, the 2009 budget line for pool maintenance will increase to \$3100 from \$1430. Landscaping bids received for 2009 are within \$500 of the 2008 amount. After some brief discussion, a motion was floored to accept the 2009 budget. The motion was seconded and the 2009 budget was passed by the residents in attendance.

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Concerns will be addressed with the city, the school system, the Rescue Squad, the USPS, FedEx, UPS, etc. and this issue will be addressed again at the Board meeting on December 4th.

President Barr requested a motion to adjourn. The motion was made, seconded, and the meeting adjourned at 7:45 PM.

Bert Barr
President
Rosemount Pines Homeowners' Association

There was a brief discussion about the need for an association dues increase. President Yager stated that a dues increase was unlikely since it would require the approval of 2/3 of the property owners.

The Landscaping Committee was asked to obtain bids to determine the cost for 24 cuts a year in the common areas. The Board would then decide whether or not to fund the additional cuts from the contingency fund.

New Business

Julie Pruitt asked if the Board would consider approving a one-day Community wide yard sale. In the past, the Social Committee had provided the publicity for this event. President Yager stated that garage or yard sales were prohibited by the covenants, but the Board may consider a restricted one-day sale.

The meeting adjourned at 6:25 PM.

Gene Yager

President

Tartan Pines HOA Board of Directors

Tartan Pines Homeowners' Association
Board of Directors Quarterly Meeting
October 9th, 2008

The Tartan Pines Homeowners' Association Board of Directors held their quarterly meeting on October 9, 2008 in the Tartan Pines Clubhouse. The meeting was called to order by President Bert Barr at 5:05 PM. Directors present were Bert Barr, Gene Yager, Mary Merritt, Ben Henderson, and Billy Cotter. Directors absent were Jay Maher and Mark Austin. Covenant committee co-chairs Sue and Mori Fierce were present. Four residents were present.

Mr. Barr requested a motion to accept the minutes from the last meeting as written. Mr. Yager moved to accept the minutes; the motion was seconded by Mr. Barr. The minutes were accepted.

Mr. Henderson presented the Treasurer's Report. He is in the process of identifying contributors to the playground fund and refunding their contributions. Repainting the fence at Robertson Court cost \$3850.00 which was taken from the landscaping budget. The only line item that exceeded budget was the cost of refilling the pool after it was drained last spring to clean and pressure wash the sides. The budget is based on a membership assessment of 193 lots, which provides total revenue of \$58,861. With no more questions, a motion was requested to approve the Treasurer's Report. The move was seconded and the motion passed.

Pool Committee Report

President Barr asked for a motion to appoint a pool committee since two persons had volunteered to be on the committee at the last Board meeting. The motion was made, seconded, and approved to appoint Bill Pruitt and Chris Wneatley as co-chairs of the pool committee. Since the golf course will no longer provide an employee to maintain the pool area, Mr. Henderson described two bids that he had received for pool maintenance. One bid was over twice as much as the other per year for cleaning and chemicals. The Board moved, seconded and approved the motion to accept the lower bid. Other issues remain for the pool area which includes restroom cleaning, trash emptying, light bulb replacement, etc. As the golf course already has a contract for restroom cleaning, Mr. Henderson will coordinate with Mark Eberle to see if the pool house restrooms could be covered under this contract for an additional fee paid by the HOA. Pool Committee co-chair Bill Pruitt stated that he would arrange for the Wednesday night group to empty their trash after their gathering. Additionally, it was suggested that a refundable deposit be required for groups reserving the pool area for social events. This deposit would be used to pay for cleaning if the group using the area failed to clean up after themselves.

Landscaping Committee Report

There was no report. It was reported, however, that Mark and Debbie Austin would replace Joe Talmadge as the chair of the Landscaping Committee.

Mr. Henderson sent six bids out for landscaping for the next year and received two replies. The two bids were \$600 apart. The lowest bid was accepted, but it was \$493 higher than last year's bid.

There ensued a discussion of grass cutting on Rosemount. Mori Fierce stated that the grass isn't being cut frequently enough, especially in the summertime. Mr. Henderson stated that he has currently spent \$1500 of the \$2400 budget for grass cutting at Rosemount and that at least two cuttings haven't been paid for yet. If the Rosemount residents want

more cuttings, it would require an increase in their annual assessment. Gene Yager suggested that bids be sought to remove the Bahia grass and re-sod the area with centipede. Centipede would require fewer mowings. In any event, the Board will inquire with an attorney to establish what sort of consensus would be required of Rosemount residents to raise the annual assessment to cover more mowings and/or re-sodding. They will also check into assessing developers who own vacant lots.

Seasonal Decoration Committee

Gail Evelyn said she was working with Mark and Jennifer Fassel on Christmas decorations.

Social Committee Report

There was no report. A volunteer is needed to chair the Social Committee. However, it was stated that there would be no more biannual yard sales due some problems that occurred in the past.

Covenant Committee Report

Mori and Sue Fierce reported that they had met with the committee members and had volunteers to cover all areas except St. Andrews. A certified letter was sent to the owner of two lots on Tartan Way pointing out that they were overgrown and needed cleanup. Also, courtesy notices have been placed on the windshields of cars parked in the street for prolonged periods.

Old Business

The streetlight on the bridge has not been installed. However, a streetlight was recently installed in front of 224 Tartan Way. Mr. Cotter will check with the city engineer about the bridge light.

New Business

A nomination committee formed of Bert Barr, Billy Cotter, and Mary Merritt will convene and solicit nominations to replace board members Jay Maher and Gene Yager whose terms expire this year.

Due to election day falling on the 4th of November, the annual Homeowners' Association Meeting will be held on Thursday, November 6th. The potluck dinner begins at 5:30 PM followed by the meeting at 6:30 PM.

In accordance with the Association bylaws, the Board of Directors will meet again on December 4th at 5:00 PM.

A motion to adjourn was requested and seconded. The meeting adjourned at 6:20 PM.

Bert Barr
President
Tartan Pines Homeowners' Association

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

OCTOBER 9, 2008

AGENDA

APPROVAL OF MINUTES

TREASURERS REPORT

2009 BUDGET
BALANCE SHEET
PROFIT & LOSS

APPOINTMENT OF NEW COMMITTEE

POOL COMMITTEE – CHRIS WHEATLEY (CHAIRMAN)

COMMITTEE REPORTS

POOL COMMITTEE
COVENANTS
LANDSCAPE
SEASONAL DECORATIONS
SOCIAL
PLAYGROUND

APPOINTMENT OF NOMINATION COMMITTEE

VACANCIES - JAY MAHER – TERM EXPIRES (3 YEAR TERM)
GENE YEAGER – TERM EXPIRES (3 YEAR TERM)
BEN HENDERSON - RESIGNATION (2 YEAR TERM)

DATE OF ANNUAL MEETING NOVEMBER 4, 2008

NEXT BOARD MEETING DECEMBER 4, 2008

ADJOURN

Tartan Pines Homeowners' Association
Board of Directors Quarterly Meeting
July 10, 2008

The Tartan Pines Homeowners' Association Board of Directors held their quarterly meeting on July 10, 2008 in the Tartan Pines Clubhouse. The meeting was called to order by President Bert Barr at 5:10 PM. Directors present were Bert Barr, Mark Austin, Gene Yager, Mary Merritt, and Billy Cotter. Directors absent were Jay Maher and Ben Henderson. No committee chairs were present. Sixteen residents were present.

Mr. Barr requested a motion to accept the minutes from the last meeting as written. Mr. Yager moved to accept the minutes; the motion was seconded by Mr. Barr. The minutes were accepted.

Attendees reviewed the Treasurer's Report. Mr. Cotter noted that the reserve account now exceeded \$28,000. Otherwise, there were no comments or questions about the Treasurer's Report. Mr. Austin moved to approve the Treasurer's Report with Mr. Yager seconding the motion. The Board voted to approve the report.

Covenant Committee Report

Mark Fassl informed the Board that the current Covenant Committee Chairman, Mr. Matt Pellegrino, could no longer perform these duties due to the extensive amount of travel associated with his job. Mori Fierce expressed disappointment with covenant enforcement stating that some lots on Rosemount have been in violation for over a year. Dave Carew related how a neighbor had informed another that parking his trailer in the street was a covenant violation to which the reply was basically "Show it to me in black and white or I'm leaving it where it is." Barbara Vaughn stated that one vacant lot on Tom Morris was immaculate while another was overgrown and that vehicles parking in the street at the end of Tom Morris is always a problem. There was also discussion on the condition of Lot #1 which Mr. Cotter stated was in foreclosure and should be resolved in a few weeks. There was discussion about whose responsibility it is to inform new residents of the covenants. The consensus was the property owner if the property is rented or the real estate agent if the property is listed and the owners are not in the area. Many new residents, particularly renters, may not be aware of the covenants. Paula Rose presented a form that could be used in Tartan Pines to make new residents aware of the existing covenants.

There was a general discussion on the pros and cons of a management company managing the association and enforcing covenants. This option would, of course, result in a large increase in association dues. Mr. Cotter, who owns a property management company, emphasized that the association would be better off with strong committees, with their own budgets, running the varying aspects of the association. Mr. Cotter asked Mori Fierce if he would please chair the Covenant Committee. Mr. and Mrs. Fierce agreed to do so, but only if they received strong backing from the Board on enforcement. President Barr stated that he has signed liens in the past and would do so in the future if required. The Fierces asked for volunteers to assist with covenant enforcement from the various streets. Dave Carew volunteered for Tom Morris, Paula Rose and Tika Pittman for Robertson Court, Mark Fassl for Rosemount, and Dave Thill for Tartan Way. No volunteers came forward for Aberdeen or St. Andrews.

Landscaping Committee Report

There was no report.

A question arose about how often mowing is supposed to be performed in the common areas. Areas such as the one across from residents' homes on Rosemount are not being mowed as frequently as they should. There is a perception that the mowing contractor may be getting paid for work not performed. Mark Austin volunteered his wife Debbie to assist in monitoring mowing of the common areas. Johnny and Barbara Vaughn also volunteered to help.

Seasonal Decoration Committee

There was no report. A volunteer is needed to chair the Seasonal Decoration Committee.

Social Committee Report

There was no report. A volunteer is needed to chair the Social Committee.

Playground Committee Report

The Playground Committee was dissolved at the last meeting. A motion was seconded and passed to return existing donations back to the donors.

Old Business

The streetlight on the bridge has not been installed. However, a streetlight was recently installed in front of 224 Tartan Way. Mr. Cotter will check with the city about the bridge light.

Business

- 1 Mr. Cotter stated that Mark Eberle has been hired as the new manager of the golf course. He has golf course management experience and is managing it on a two-year lease basis. Mr. Eberle is planning to bring in someone with food service experience later. He also is establishing a youth golf program called Growing through Golf. This is a successful program that he has started at many other golf courses. No portion of the golf course has been sold.
- 1 Mark Fassl related an incident witnessed by his wife and children whereby two women who no one recognized as being residents or members were using the pool. One of them suffered a bikini malfunction when she entered the pool, embarrassing those present. Other residents agreed that they have sometimes seen people drive in and use the pool who are clearly not residents. The gate lock is not presently working and even when it does, the code seemingly gets passed to non-members. There was a discussion about the need for a pool committee. Chris Wheatley and Bill Pruitt volunteered to co-chair such a committee. The recommendation was made to repair the gate and return to the card system so pool users could be identified.
- 1 Mark Fassl presented landscaping plans for the common area on Rosemount. He has received an estimate of nearly \$29,000 for an irrigation system to support any planned landscaping. Citing a precedent on Robertson Court, he respectfully asked the Board if they would provide some funding the irrigation system. President Barr stated they would consider this request when Mr. Henderson returned.

Recommended newsletter items for the next edition include solicitations for volunteers for vacant committee chairman positions, reminding residents to pick up waste when walking their dogs, and reminding residents not to park on the street.

meeting was adjourned at 6:25 PM.

Bert Barr
President
Tartan Pines Homeowners' Association

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

JULY 10, 2008

AGENDA

APPROVAL OF MINUTES

TREASURERS REPORT

BALANCE SHEET
PROFIT & LOSS

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PLAYGROUND

NEXT BOARD MEETING OCTOBER 9, 2008

ADJOURN

Tartan Pines Homeowners' Association
Board of Directors Quarterly Meeting
April 10, 2008

The Tartan Pines Homeowners' Association Board of Directors held their quarterly meeting on April 10, 2008 in the Tartan Pines Clubhouse. The meeting was called to order by President Bert Barr at 5:08 PM. Directors present were Bert Barr, Mark Austin, Gene Yager, Ben Henderson, and Billy Cotter. Directors absent were Jay Maher and Mary Merritt. The only Committee Chairman present was Matt Pellegrino, Chairman of the Covenants Committee. Residents Paula Rose, Matt Robinson, Deanna Estevez, and Dave Thill were also present.

Mr. Barr requested a motion to accept the minutes from the last meeting as written. Mr. Yager moved to accept the minutes; the motion was seconded by Mr. Barr. The minutes were accepted.

Mr. Henderson presented the Treasurer's Report. It was noted that some property owners have yet to pay 2008 Association Dues that were due at the end of January. Warning letters will be sent to those owners and further action in the form of a property lien will be pursued for continued failure to pay. Mr. Austin moved to approve the Treasurer's Report with Mr. Yager seconding the motion. The Board voted to approve the report.

Covenant Committee Report

Mr. Pellegrino stated that he was working with construction contractors to clean up contractor-owned lots and vacant adjacent to new construction that have been used by contractors to place construction materials and scrap. He also is working with the owners of two privately owned lots to clean those lots. He has also contacted two residents about removing trailers parked in their driveways. He will continue to coordinate with Debbie to obtain the names of property owners whose lots are in violation of the covenants.

He also stated he has received some objections about monthly mailings to Tartan Pines residents from a local realtor who is also a Tartan Pines resident. It gives the impression the realtor is running a home business since the home address is the return address on the mailings. There is also concern that the names on the mailing list were obtained from the Tartan Pines directory.

The realtor was present and assured the Board she was not running a home business, rather she conducts business at a local Real Estate broker's office. Additionally, she obtained the names and addresses of Tartan Pines residents from documents of public record at the Coffee County Courthouse. If any residents wish to be removed from the mailing list, they may call the realtor and she will remove them.

Landscaping Committee Report

Mr. Joe Talmadge, Landscaping Committee Chairman was not present; however Mr. Henderson stated that some landscaping of the Turnberry entrance is being planned. He also stated that there are plans to spray the areas at the Turnberry gate that were cleared last year to prevent re-growth of brush.

Mr. Austin stated that Robertson Court residents would like the wooden portion of the fence that separates their property from Tartan Way re-stained. The existing stain is very weathered. Since this was not budgeted, there was a discussion about using reserve funds for the project. An estimate for the project will be obtained before committing any

reserve funds.

Mr. Austin inquired about the possibility of getting a mowing contractor to cut the Robertson Court island. An estimate for the additional effort will be obtained from the existing mowing contractor so an amount for an additional assessment can be established.

Mr. Yager inquired if there was any money left for landscaping for Rosemount. Mr. Henderson stated that there is no more than was budgeted.

Seasonal Decoration Committee

A resident inquired if it might not be time to remove the blue and white ribbons from the stop signs. The Board agreed it was and the ribbons will be removed. A volunteer is needed to chair the Seasonal Decoration Committee.

Social Committee Report

Mr. Tom Evelyn has taken a job in Florida and will no longer be able to Chair the Social Committee. His wife Gail is standing in on an interim basis, but a new Committee Chairman is needed.

Playground Committee Report

The Playground Committee is dissolved and unless there is significant progress in obtaining donations or donated materials soon, the Board will vote at the next Board meeting to return existing donations back to the donors.

C. Business

- 1 Street sign visibility. In The Groove Concrete Designs was contacted about developing an acceptable curb street sign solution; however they were unable to obtain or fabricate templates for curb signs. Currently, no suitable painting solution has been found. Mr. Pellegrino stated he would continue to search for paint that would provide reflectivity without altering the daytime appearance of the existing signs.
- 2 Mr. Yager reiterated the need for a light at the bridge on Tartan Way. This area is very dark at night. Mr. Cotter stated that the city engineer has been asked to check into the light installation. Although the Association would have to buy the light, the city would install it.

New Business

- 1 Mr. Matt Robinson, a resident of Robertson Court, complained about a gully behind his and other homes on Robertson Court. He stated he had brought up the problem two years ago, but it still existed. He threatened to notify the Environmental Protection Agency about this problem because, in his opinion, the erosion from the gully was damaging trees in the wetlands below it. The Board recalled a request to remove rebar and straw bales from that area and this was done. Mr. Robinson maintains that because the Association contracted with a local landscaping company to do that work in that area that the precedent was set and the Association is now legally obligated to fix the gully. Mr. Cotter stated that each construction contractor who was granted a permit to build on these lots agreed to tie in the lots to the golf course in a neat fashion. Mr. Robinson should contact his building contractor and ask him to live up the agreement. Mr. Robinson stated he no longer talked to his building contractor. Mr. Robinson demanded the Board present a plan of action to remediate the gully in thirty

days.

- 2 Mr. Robinson then stated he has videotape of golfers urinating near the green on hole number 13. He stated this was unacceptable behavior, primarily because of the children who live on Robertson Court. He threatened to send the video to Bill O'Reilly of the O'Reilly Factor television show, and if aired, the tape would be an embarrassment to both Enterprise and Tartan Pines. At this point, Mr. Robinson left the meeting.
- 3 A resident inquired who is responsible for repairing cracked and broken curbs. Mr. Cotter replied that they are city streets and thus should be reported to the city.
- 4 A resident stated that many brass house numbers are falling off the mailboxes. The Board will publish the telephone number of the mailbox supplier in the next newsletter so residents may contact them and order numbers as needed.
- 5 A resident asked about parking commercial vehicles at residences. After a discussion, the Board will try to better define what constitutes a commercial vehicle as expressed in the covenants.

Newsletter items for the next edition include volunteers for vacant committee chairman positions, reminding residents to pick up waste when walking their dogs, and reminding residents not to park on the street.

The meeting was adjourned at 6:10 PM.

L Barr
President
Tartan Pines Homeowners' Association

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

APRIL 10, 2008

AGENDA

APPROVAL OF MINUTES

TREASURERS REPORT

BALANCE SHEET
PROFIT & LOSS
PAST DUE ACCOUNTS

COMMITTEE REPORTS

COVENANTS
LANDSCAPE
SEASONAL DECORATIONS
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NEXT BOARD MEETING JULY 10, 2008

ADJOURN

Tartan Pines Board Meeting January 10th, 2008

Meeting was opened at 5:08 by the Chairman (Bert Barr).

The following Board members were present: Bert Barr, Ben Henderson, Billy Cotter, Gene Yager, Mary Merritt and Mark Austin. The following Board members were absent: Jay Maher. Residents in attendance were: Tom Evelyn, Paula Rose and Dave Carew.

Board Minutes from December 6th, 2007 were approved by unanimous vote.

Treasurer's Report (Ben Henderson) – See below balance sheet

Dave Carew asked what the additional assessment of homeowner's dues for Tom Morris residents were used for. It was explained that the \$20 annual assessment is used for upkeep of the Tom Morris common area(s).

Motion was made and seconded to accept the Treasurer's Report. Report was approved by unanimous vote

Covenants Committee – No report given. No one from the committee was present.

Discussion ensued regarding a number of residents parking on the streets in violation of covenants. It was recommended the committee address this issue with violators. The Golf Club will publish in the next issue of the monthly newsletter; a reminder to the residents of the covenant's parking policy.

The vacant lot adjacent to 113 Tom Morris Lane is not being maintained in accordance with the covenant. Billy Cotter will call the owner to rectify situation.

Landscape Committee – No report given. No one from the committee was present.

Discussion ensued regarding the lack of water in the retention pond adjacent to the 9th Tee. There have been several attempts to limit the drainage of the retention pond. The prime purpose of the retention pond is to manage and retain overflow rain waters to prevent flooding. The drainage of the pond does not inhibit fulfilling this purpose.

Seasonal Decoration Committee – nothing to report

Social Committee – nothing to report

Playground Committee – if no one volunteers to assume the Chairmanship by the July board meeting, the committee will be dissolved and monies collected will be returned.

Old Business –

Street sign visibility – In the Groove Concrete (IGC) can etch street names into curbs at a cost ranging from \$2,100 to \$2,500. IGC will be asked to etch one street name so the Board can determine the quality and visibility of the work. Afterward the Board will decide whether or not to have all curbs etched.

Residential gate – By unanimous decision, the Board voted to keep the gate open during daylight hours. The gate will be closed during hours of darkness. The Golf Club will publish in the next issue of the monthly newsletter; a reminder to the residents the gate will be closed during hours of darkness.

Business –

issue regarding the Enterprise (911 Emergency) ordinance requiring the posting of house address' on mailboxes and near the front door was discussed. The Board contacted the city regarding this ordinance. According to the city, the current numbering system used on our mailboxes meet the requirement of the ordinance. There is no legal requirement to place additional addresses on or near your mailboxes or front door entryways.

The next Board meeting is April 10th at 5 PM in the clubhouse.

The Board adjourned at 5:56 PM.

Recorded by: Tom Evelyn 1-11-2008

Approved by: Bert Barr (Chairman)

TARTAN PINES OWNERS ASSOCIATION

BOARD MEETING

JANUARY 10, 2008

AGENDA

APPROVAL OF MINUTES

TREASURERS REPORT

BALANCE SHEET
2008 DUES BILLED
RESERVES FUNDED

COMMITTEE REPORTS

COVENANTS
LANDSCAPE
SEASONAL DECORATIONS
SOCIAL
PLAYGROUND

NEXT BOARD MEETING APRIL 10, 2008

ADJOURN