

TARTAN PINES HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S MEETING

October 13, 2011

The meeting was called to order by President David Thill. Other members of the Board present were : Harvey Watt, Judy Poss, Sue Neuwien, Jack Anderson, and Billy Cotter who serves as liaison for the Board and the Tartan Pines Golf Course.

In the absence of Mary Merritt there was no Treasurer's Report.

In his opening remarks David Thill addressed the Board saying that in the coming year he would be stepping down as President, Mary Merritt would be giving up the Treasurer's job and that Judy Poss would be stepping down as Secretary . Nina Carpenter has agreed to accept the Secretary position. As of this date we do not have a President or Treasurer.

David gave a report on two items of Old Business. The case with Phillip Carroll has been settled. The common area on Tom Morris has been sodded and that project is complete.

Our Annual Homeowner's Meeting will be November 15, 2011.

David introduced Tonita Haines who has volunteered to send out our newsletter. We discussed the need for better communication between the golf course and the Home Owner's Association-hopefully resuming the newsletter will help bridge this gap.

Committee Reports:

Landscaping- Debbie Austin was present and presented the Board with an Estimate for Lawn Care for 2012 and a two estimates for planting beds as Dirt Diggers will not be providing that service next year. After discussion on the estimates it was decided to table the decision until we see the how this fits into our 2012 budget.

Covenants- No Report. We need a new Chairperson for this committee. After a brief discussion of a few community concerns, Debbie Austin agreed to take this position with much appreciation from the Board. Dave Thill will draft a generic letter of notification of covenants violations.

Pool- the louver door at the pool house has been repaired. There was some confusion over whether there was a vote previously to repair the light in the pool. The Board voted to repair the light.

Playground - There was discussion about the playground- location- the benefits versus the risks of installing the playground. There were no decisions made.

Social – The recent Garage Sale at Tartan Pines was a success. It was suggested that we do joint activities with the golf course such as Santa Claus at the clubhouse. Billy will speak to Mark about that and get back to the Social Committee.

Seasonal Decorating- Patti reported that our “Welcome Home” signs are made and available for community service members coming home. On November 21st the committee will begin decorating for Christmas.

Other Business:

Security Issues- recently we have had mailboxes vandalized and a flag burned during a flag showing. It raised the issue of the need for a up-to-date security camera to be operational in Tartan Pines. Billy Cotter will talk with Al Miller to get a price to install this security at both gates.

There is some chain link that need repair on Aberdeen and that side of the community – Billy will also look at that problem.

Billy Cotter brought to the Board’s attention that the Architectural Committee needs new members. The Board’s decision was that the Architectural Committee new members would consist of the Vice President and 2 Members At Large of the Board.

David Thill read out a list of owners who have not yet paid dues for 2011 and asked those present if they knew a good address for these owners. Mary Merritt will be sending a FINAL NOTICE to those who haven’t paid along with a notice that a lien will be filed against the property by an attorney in Dothan if not paid by the appointed date.

The meeting was adjourned at 7:10.

Respectfully Submitted,

Judy Poss

David Thill

Secretary

President

Tartan Pines Homeowner's Association

Board of Directors Meeting

July 14, 2011

The meeting was called to order by President Dave Thill. Other members of the Board present were: Harvey Watt, Judy Poss, Mary Merritt, Sue Neuwien, Mark Hall, & Jack Anderson. Billy Cotter who serves as liaison for the Board and the Tartan Pines Golf Club was present along with several members from the community.

In opening remarks Dave Thill reported that the Court Settlement from the law suit with Phillip Carroll cost the TPOA a total of \$1080. Phillip Carroll received \$800 and the remaining \$280 was court costs. We have not received a bill yet for attorney fees. This was considered a favorable settlement.

The Treasurer's Report was presented by Mary Merritt and approved. The Balance Sheet showed that we have Total Assets of \$75,181.80. That figure includes \$2706.66 which is designated for our proposed playground. To this date there are just over 20 Home Owners who have not paid HOA dues.

Committee Reports:

Landscaping- Debbie Austin was not present but it was reported that Tri State Fence had replaced the boards we had discussed on Tartan Way & Rosemount Court.

Seasonal Decorating- Patti Graves reported that Tartan Pines had flown its US flags several times since April and we all agreed this was a great addition to our community.

We are looking for a volunteer to chair the Covenants Committee, manage the Homeowner's Website and a Newsletter Editor. No other committee chairpersons were present at the meeting.

OLD BUSINESS:

We had previously discussed the monitoring system. Dave reported that the camera on our current system is still working fine. We may however need to update the receiver/DVR to get a clearer image. The technology is much better now than when we purchased the system we currently have.

The fence around the pool is rusting and the gate needs to be accessible only to members for safety and liability reasons. Other than the normal risks- the police have even been called to break up a late night trespassing party. The board will get estimates to find a way to secure the fence. The pool furniture is also getting old – we will also look for estimates on costs to buy new and more pool furniture. The louvered door at the pool house needs to be replaced. The underwater pool light is burned out. The cost to replace the light is \$520. This seemed somewhat expensive and no vote was taken to repair the light.

NEW BUSINESS:

The Board discussed the possibility of purchasing “Welcome Home “signs for military members of our community who are returning from deployment. We discussed the possibility of missing someone and no decision was made.

The meeting was adjourned at 6:20 PM

Respectfully Submitted.

Judy Poss

Secretary

David Thill

President

Tartan Pines Homeowners Association

Board of Directors Meeting

April 14, 2011

The meeting was called to order late due to lack of a quorum. Board Members present were David Thill, Harvey Watt, Jack Anderson, and Judy Poss. Four other community members were present and Billy Cotter who serves as liaison between the Board and the Tartan Pines Golf Course.

The minutes were presented and approved. In Mary Merritt's absence there was no treasurer's report.

President David Thill recognized Schoen Bonura and thanked her for volunteering to be the new Social Chairperson for the association. She will be filling the position vacated by Ruth Walker. David also reminded the Board that we are in need a Covenants Chairperson.

We have a court date for the law suit Phillip Carroll vs. Tartan Pines HOA May 11, 2011 at 1:30. David will be there and will get in touch with Kathleen Ferrell and Billy will call Ben Henderson to ask him to attend as well.

COMMITTEE REPORTS:

Landscaping: Concerning the water from the sprinklers on Tartan Way hitting the fence – Debbie Austin reported that Dirt Diggers proposed that we move the heads and turn them away from the fence. She reported that the heads were re-adjusted last year. The estimate given by Dirt Diggers would be approximately \$2,000.

Harvey Watt presented an estimated by Landscape Irrigation Experts who looked at the situation. Their plan to repair was to reset the sprinkler heads and replace any parts needed. The estimate for their work would range from \$200 - \$300.

There was a motion and a second and a vote passed to accept the Landscape Irrigation Experts estimate to repair. Harvey will ask them to come and do the work.

Pool: David reported that the pool is looking cloudy. He has contacted A-Best Pool and they told him that will be resolved in a few days.

Playground: David showed us a picture that Ross Bonura (Playground Chairperson) sent of playground equipment that he hopes to erect on our Community Playground near the pool

area. Ross has collected \$2710 with a \$500 commitment not yet received. The estimate to purchase the playground set is approximately \$3,000. The Board is asking Ross to research the maintenance and labor cost for the playground installation and we will act with a telephone vote.

Social: In addition to our regular activities our Social Committee hopes to have some children activities this year. We will hear more about that at a later date.

Seasonal Decorating: We have had 3 flags showings already this year with others coming this month at Easter.

OLD BUSINESS:

The in bar on the Turnberry gate is not working. This led to a discussion of the surveillance camera on that gate. After discussion it was decided that Judy Poss will talk with Al Miller to get us a plan with estimate to digitally monitor that gate.

OTHER BUSINES:

The fence around the pool is rusting. We need to look at that repair and well as the door on the back of the pool house (the grill has been damaged). Billy Cotter will look into that.

Harvey Watt asked that when we bill dues we do not bill any part of those dues as assessments as that causes confusion among our community members. After discussion the Board agreed.

Harvey also reported that a common area on Tom Morris Lane has been used or attempted to be used by some people as a "dump site ". This area also needs some work and Harvey will bring estimates to the Board later.

The meeting was adjourned at 6:45

Respectfully Submitted,

Judy Poss

Secretary

David Thill

President

Tartan Pines Homeowners Association

Board of Directors Meeting

January 13, 2011

The meeting was called to order at 5:30 PM by David Thill, President. Board members present were David Thill, Harvey Watt, Mary Merritt, Sue Neuwien, Jack Anderson, and Judy Poss. Four other community residents were present including two committee chairpersons and Billy Cotter who will serve as a liaison between this Board and the Tartan Pines Golf Course.

The minutes were read by board members and approved as written. Mary Merritt gave members copies of the Treasurer's Report showing that the Association has a total of \$48,148.84 in all accounts with all bills being paid. We still have four properties with outstanding dues from 2010. They are the new construction being built on Tartan Way, 147 Rosemount, 107 St. Andrews, and 113 W. Robertson Court. Within the next couple of weeks the Board will be placing liens on these properties to assure that at some point we will receive our money. Mary asked the Board to approve the payment of a student helper to assist her in setting up and sending our Annual Statements for association dues for 2011. This would require approximately 15 hours at an hourly rate of \$7.25 per hour. The motion was made to grant that request, seconded, and passed.

Committee Reports:

Landscaping- In the absence of Debbie Austin, David reported that the landscaping is going well. Harvey Watt reported that we have some dead fall in the common area on Tom Morris. The board will look into seeing who can help us with extra issues like this at a reasonable cost.

Covenants - There was no report from the committee but we have a problem with cars being parked in the street on Tom Morris- Harvey will ask Larry Walker to send a letter to the resident who consistently parks in the street.

Pool- David reported that our pool contract with A Best Pools has begun. There was some discussion about repairs that are needed around the pool. The board decided to table this issue until the next board meeting.

Social- Ruth Walker has resigned as chairperson. Ann Morgan has indicated that she will work with us but cannot begin until she is recovered from pending back surgery. Anyone who wishes to help out until then or help Ann would be much appreciated.

Playground - Ross Bonura was present and reported that money is continuing to come in for this project and he would like to have one more fund raising project. There was discussion on the location of the proposed playground and the Board will consult Mark.

Seasonal Decorating - Patti Grave was present. She reported that the American Flag showings are ongoing and if anyone would like a flag – please call her. The Board commended Patti for supervising the seasonal decorating and Billy Cotter for providing free labor to assist the project.

Old Business:

The drop down bar at Turnberry is fixed again. Billy and Al Miller are still working on a solution and a price for a new digital system that would provide quality photos for our gates. When we get an estimate a Special Board Meeting will be called to discuss that issue.

New Business:

We need a replacement for Gail Evelyn who will be stepping down as Newsletter Editor after the next newsletter. The newsletter goes out once per quarter- Please contact David Thill if you are willing to take this position.

David Thill asked the Board for permission to purchase 12 new gate clickers. The motion was made – seconded – and passed.

With no further business – A motion was made to adjourn at 6:25 PM. It was seconded and passed.

Respectfully Submitted,

Judy Poss

Secretary

David Thill

President