

Sweet Pine Creek HOA Board Meeting Minutes

December 13, 2011

Members Present:

John Faress – SPC Board

Michael Kent – SPC Board

Rochell McLain – SPC Board

Jim Hutchinson – SPC Board

Andrew Bunker – AIO Management

1. All In One Management Items:

a. Accounts Receivable Review

- i. HO #1: \$2520 (dues, late fees, attorney fees). AIO expects to collect full amount at closing in January.
- ii. HO #2: \$3772 (dues, late fees, fines, attorney fees). Small chance of partial recovery pending bankruptcy action.
- iii. HO #3: \$2732.50 (dues, late fees, attorney fees). Small chance of partial recovery pending bankruptcy action.
- iv. HO# 4: \$1262.50 (dues, late fees, attorney fees) Lien has been filed and collection actions turned over to attorney.
- v. HO#5: \$125 fine for covenant violation. Reminder notice will be sent before further action.
- vi. HO#6: \$250 fine for covenant violation. Reminder notice will be sent before further action.
- vii. With the exception of above items, all late fees for dues have been collected.

b. Covenant Enforcement

- i. One open issue currently being addressed regarding failure to comply with an approved plan. Homeowner has agreed to take corrective action.

2. ACC Approval Guidelines
 - a. The Board approved a list of examples of items that require ACC approval or notification. The list of items will be sent out with the meeting minutes and posted on the website.
3. Tennis Guidelines
 - a. The HOA website has been updated with the new guidelines.
 - b. On Line System – Rochell McLain has researched an “on-line” tennis reservation system. We will be switching to the system effective January 1, 2012. Separate information regarding the system will be sent with the meeting minutes, e-mailed to the ALTA captains and posted on the HOA website.
4. Common Area Repairs & Maintenance Items:
 - a. Completed
 - i. Pool tile – repairs were completed just prior to pool closing.
 - b. Open
 - i. Erosion – the project to address the creek bank erosion near the pavilion began on December 13th and should be completed by December 16th. Once the project is completed, we will work with our landscaper on a long-term plan to minimize the visual impact of the rock embankment.
 - ii. Tennis Court Lights: AIO will have their painting contractor provide a bid.
 - iii. Combination Locks for Bathrooms, Tennis Courts and Pool – no progress on this project. Expect to get bids prior to the next board meeting.
5. Garbage / Recycling Providers: Jim Hutchinson will research the idea of providing a list of 2-3 “preferred providers” with regard to garbage / recycling service in the neighborhood. This would allow for better pricing and improve neighborhood safety by having fewer garbage trucks in the neighborhood.
6. Open Board Position: Michael Kent has informed the Board that he will be temporarily relocating out of town for a period of 8 months. In situations such as this, the By-Laws stipulate the Board may appoint a replacement until the next annual HOA Meeting. The Board has asked Tom Burwell (and he has agreed) to fill Michael’s role as Treasurer until the new Board takes over June 1st.
7. Next Meeting – March 13th, 6:30 @ pavilion (weather permitting).