Russell Bayou Homeowners Association
Board of Directors Annual Meeting
June 15, 2013
Minutes

Call to Order:
Jackie Winkelman, secretary, called the meeting to order at 10:03 A.M.

Owners Present:
The role was called and proxies Certified. There were fourteen owners present and six proxies on hand for a total of 20 units represented. A quorum was not established for the meeting. Owners present decided to proceed with the meeting.

Approval of Minutes:
Mr. Losh made a motion to approve the minutes of the 2012 meeting. Mr. Ferguson seconded this motion which passed unanimously.

Jackie Winkelman reports it was a quiet year for the most part, but there were a few new projects completed. A new home was approved and built in the Association. The pool cleaning contract was awarded to Aqua Pool. The lighting has been installed at the entrance, and was also repaired due to vandalism of the lights and sign. Landscaping was planted around the lift station area by the tennis courts.

Financials:
Jackie Winkelman discussed the financials for the year. The reserve transfers were made which are allotted for the road maintenance. The Association ended the year with $3124.72 in the operating account; $14,458.78 in an operating account CD; $17,302.09 in the Money Market account; and $51,743.88 in a reserve account CD. 2012 total revenues are $86,629.47.

Past due assessments were discussed for the current year. Amber Carr of Etheridge Property Management lets the ownership know that Notices of Intent to Liens were sent out to all passed due owners except for the lots that already have liens placed on their accounts.

Reserves are collected for the pool, lighting and roads. A study will be done for the roads to determine the life expectancy in order to base future dues amounts on the results. The pool life will be determined as well. Amber will make arrangements to have the information when it comes time for the Budget meeting.

Board of Directors:

The current Board of Directors has all agreed to serve on the board for next year. Dennis Losh and Eric Winans were nominated from the floor. The list below is the Board for 2013.

Steve Burand
Jackie Winkelman
Keith Johnson
Harold Speir
Dee Ferguson
Jeff McCaskill
Howard Sandusky
Dennis Losh
Eric Winans

Open Forum:

An owner plans to build in the Association what is the process? Jackie lets the owner know the plans would be submitted to the Board along with paint colors, and landscaping plans. The Board would call a meeting to review and make a decision based on the information submitted. The Board works fast so as not to hold up the process for the owners.

Rod Powell from Innerarity Island is present as his son's proxy. He lets the membership know the lighting at the main entrance of Innerarity Island is planned to help light up the area around the key pad at the gate for safety purposes. Lighting and landscaping are two projects currently being worked on and is in progress. Sod will be put in as well.

Rod Powell who was a Board member at Innerarity Island for several years lets the membership know there is a Restore Act that is currently going on in the area. He states funds can be applied for in regards to some restoration projects. The raising of the causeway request can be submitted to the Representative Gene Valentino. He feels if all three Associations on the Island submit the request stating it needs to be done, it would better assist the effort.

Rod Powell, who is also a member of the Board at Innerarity Townhomes, lets the membership know that a new sign will be placed at the Townhomes which will help in the aesthetics of the area.

An owner had a few concerns about the pool area and neighborhood. The pool lights inside the pool are not working. The pool bathroom floors and walkway need to be pressure washed. Trees by the pool need to be trimmed on the left side which is part of the easement and should be maintained. The trees exiting the Association need to be trimmed and the dead bottle brush tree needs to be removed. Furniture is dry rotted by the pool and more seating should be added. The garbage can is not being emptied by Molly Maids as requested.

Amber let the owners know that a work order has been put in for spraying for bugs at the pool house, replacing the rotten trim around the doors on the pool bath house, pressure washing the pool bath doors. Pressure washing of the tennis courts has been planned for the upcoming week.

Amber will check with Molly Maids to see what their cleaning schedule is. If the contract needs to be reviewed Dee has a possible cleaner. Amber will also find out the schedule of the lawn care provider so that the work can be followed up on by the owners.

The sprinklers are not coming on at the entrance, Amber will see to it that a maintenance worker stops in and checks the timer and battery. There are piles of limbs around the association that were left by the Southern Utility workers from their time in the subdivision marking sewer lines. The Association is experiencing diminished water pressure at their homes from the time the water line had broken. Amber will call the Innerarity Island Development and follow up on these two issues.

Adjournment:

There being no further business the meeting adjourned at 11:00 A.M.

Respectfully Submitted,

Amber Carr