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

Call to Order:
Dennis Losh, president, called the meeting to order at 6:00 P.M.

Board Members Present:
Harold Speir
Jackie Winkelman
Dee Ferguson
Steve Burand
Howard Sandusky
Dennis Losh
Eric Winans
Jeff McCaskill

Others present:
Amber Carr, Association Manager

Approval of Minutes:
Dee Ferguson made a motion to approve the minutes of the April 10, 2013 meeting. This motion was seconded by Steve Burand and passed unanimously.

Financials:
Amber Carr discussed financial statements through June 30, 2013. The reserve transfer was made for the year. Cash on hand was discussed with a total of $111, 275.35 in assets. The aged receivables were reviewed. Notices of Intent to Lien were sent out, a couple of owners have paid with a few left still owing. These owners will have liens placed on their lots/homes if the balance is not paid. Steve Burand asked for an owners list for the lots with homes built on them, Amber will get the list and forward it to the Board.

Pool:
Dennis Losh has been keeping an eye on the pool and checking on the maintenance. It was noticed that the two security lights at the pool do not appear to be working appropriately. For $50.00 Dennis will purchase and install two security motion detector lights. An estimate for signs was presented from Fast Signs for a No Diving sign and a sign for locking the gate. Steve has a no diving sign that he will donate to the association. The Board would like two signs purchased for the two gates at the pool, asking users to lock the gate behind them when leaving.

Dennis has reviewed the pool maintenance service and feels overall a good job is being done. The service tech comes twice a week and is keeping the log of the days he's there and also the service performed. The pool light has been fixed on the inside of the pool.

There has been an issue with the pool deck garbage can not being emptied. Dennis noticed the can is full of glass, which is not allowed on the pool deck per the rules posted. Molly Maids who performs the bathroom cleaning offered to empty the can if there was a place to dispose of the trash once the can is emptied. The biggest issue is the size of the bag with the large amount of garbage will not fit in their vehicle as they have multiple stops.

Jackie offers to assist with the trash disposal if Molly Maids will place the trash at the curb after they clean then she would then dispose of the trash in her bin. Amber will contact Molly Maids and let them know to do so.

Dennis would like there to be a pool committee to help oversee the cleanliness of the pool and keep an eye on the pool as well as trash issue. The umbrella is being kept open, the pool bathroom light was left on and the gate is not being locked behind people. A pool committee would help correct these ongoing issues. Howard Sandusky feels that if and when the Newsletter is sent out, the Board should ask for Volunteers for the Committee. Steve Burand feels installing a photo switch that would turn the lights on/off automatically when someone enters or exits the restroom would help control the lighting problem. Dennis will look into the switch for the restroom.

Tree Trimming:
Dennis attended the Innerarity Island Board meeting to ask about the trimming of the overgrowth behind the homes that back up to Innerarity Point Rd. Due to the property belonging to Innerarity Island, before any overgrowth is trimmed the owner should call Peggy Gilmore from the Innerarity Island Board and let her come and review the area needing trimmed. Her contact information is 850.217.3097 or peggil@cox.net.

Road Maintenance:
Amber had solicited a bid from Roads Inc. for the repair or replacement of the ribbing around the Association roads. There are really only two areas of damaged ribbing the Board has noticed. Dennis has asked that these areas be marked so that they can be reviewed and addressed. Dee thinks the grass growing between the roads and the ribbing will cause damage in the long run if not addressed. Dennis asks Amber to contact Duce Lawn Service and ask for a bid on spraying roundup quarterly on these areas with weeds.

Dennis has looked into the estimation of what funds will be needed in the future for the resurfacing of the roads in a few years. There are roughly 1.3 miles of roads plus cul-de-sac areas for a total of about 20,000 yards. Dennis received a verbal cost of about $150,000 to $160,000 to resurface the roads. The repaving project may need to be phased out and have one stretch done at a time. There is still plenty of useful life left on the roads, but that may change with the construction going on in the neighborhood. The reserves will fund the project when the time comes.

Speed Bumps:
When Dennis attended the Innerarity Island Board meeting, he also brought up the issue of speeding outside of the neighborhood. The biggest concern is for the safety of the children who stand at the entrance of Russell Bayou waiting for the bus. Dennis asked if the Innerarity Island Board would consider putting down one more speed bump in the middle of the curve just before the Russell Bayou entrance. The Board was against the installation of another speed bump but instead mentioned having the bus stop location moved down to the last speed bump on Innerarity Point Rd. Eric Winans' thoughts on moving it down to the last speed bump is the fact that there is no place for the kids to stand except right on the road, at least at the subdivision entrance there is a place to stand a safe distance back. Dennis also called the Sheriff's Dept. and asked about having a deputy sit and monitor the speeding during school months as another alternative. The Sheriff's Dept. stated they would not be able to write

speeding tickets as the roads are private on Innerarity, but they would have a presence out on the Island as much as possible in the fall.

Newsletter:
Dennis would like to have a Newsletter sent out at least annually or semi-annually for the Association. Dee has offered to write the newsletter as long as the mailing part of it was handled. The cost of postage is a concern but if it were possible to establish an online directory to email out the Newsletter, the Association would save on the postage expense. The Board asks if the website for the Association is still active, Amber will look into the website and get back with the Board.

Other Business:
A few weeks ago there was a party held on one of the vacant lots, boats were pulling up and out of state cars parked on the road. Howard called the Sheriff's Dept. and once the deputy came out, Howard was told unless there are is a No Trespassing sign posted on the vacant lot they are unable to ask the people to leave. It turns out it was an owner of the lot having the party who later thanked Howard for looking out.

Duce Lawn Service does not appear to pick up trash at the time of mowing. Dennis asks that if owners are out driving or walking that they stop and pick up trash that has blown around the Association.

The next Board meeting will be held on Monday, September 9th at 6:00 p.m. at Jackie's home.

There was no further business and the meeting adjourned at 6:55 p.m.

Respectfully Submitted,

Amber Carr