



Board Meeting – June 10, 2012

- Roll Call at 6:35 pm at the home of Vince & Darlene Formica
 - Michael Grisham, Tracy Tumminello, Darlene & Vince Formica, Jeff & Jackie Greer, Tracey Childs, Tom McKee, Paul & Melissa Martino, Jennifer Mills, Millie Wright, Bernard & Kenchasha Shelton, Jesse Bettis, Rick McKenzie, Adam Townsend, Stanley & Debby Pruet
 - Jennifer Mills was voted onto the RPOA Board and is acting Secretary with the intention of being voted in as an officer.
- Pool Concerns
 - Non-Resident and/or Non-Compliant Resident Issues
 - New deadbolt on pool gate. Cost \$800 for POA to install. A key must be used to get in and out of the pool area. Gate automatically locks when key is removed. Mike is distributing pool key to Homeowners in good standing and the keys cannot be reproduced.
 - Paul Martino will research the cost of pool bracelets for POA members that must be worn by members and their guests while at the pool.
 - Mike Grisham will research the costs and benefits of barbed wire for the top of pool fence.
 - Cleanliness of bathrooms is a concern. Not sure if it due to non-residents or residents. This will be revisited at the next meeting to see if deadbolt does not alleviate the issue.
 - Resident Issues
 - Pool hours of 8:00am – 10:00pm will be enforced due to the overwhelming disturbance caused to surrounding homeowners. Every homeowner is directed to call the authorities and report trespassing at the pool (even Richmond homeowners with pool keys will be considered trespassers after 10:00pm)
 - Michael Grisham @251.776.5516
 - Mobile County Dispatch @251.574.8633
 - Mobile City Dispatch @ 251.208.7211
 - Personal items including tables, chairs, umbrellas, pool toys, towels, decorations, etc. are to be taken home with a HO when they leave for the day. Homeowners are not to leave personal items overnight and these items are subject to disposal.
 - With prime pool space being limited, Homeowners are not to reserve any area of the pool by leaving unattended chairs, tents, umbrellas or any other items that occupy pool space while a homeowner is not present. Homeowners must be present with their belongings and once they leave the pool area for a time of thirty (30) minutes, their belongings will be considered abandoned and moved out of the way so that homeowners who are present can enjoy the space. If these belongings are not retrieved by pool closing, they will be subject to trash disposal.
 - Glass bottles are NOT allowed in the pool area and this rule will be enforced.
 - Alcohol is allowed but public drunkenness is not allowed. Authorities will be called.
 - Karaoke machines and any other non-traditional pool items must have prior approval from the Board before being allowed in the pool area.
 - Please keep the noise level of your group to an acceptable level, especially after 8:00pm. Remember, let's be courteous to homeowners surrounding pool areas so that they can enjoy their evenings at home in peace and that they can put their children to bed on time.
 - Vandalism

- New gate on pool bath house is to prevent vandalism of bathrooms during off season.
- A pool ladder was recently damaged beyond repair and replacement cost will be \$700. We must replace this ladder (and not just remove it altogether) due to safety liability for the size of our pool.
- Pool Security
 - Started initial discussions on having security for peak times. Costs being the biggest factor.
 - Off-duty police run \$25/hour but would be very effective.
 - A security company will simply call the authorities like a homeowner would do.
 - This would not help with the vandalism at night. Do we need to consider security for after hours?
 - Millie Wright will look into a police program she heard about where officer will ride through our neighborhood at various times throughout their shift.
 - This subject will be revisited after the effects of deadbolt are established.
- Landscaping/Beautifying
 - Next project is installing up-lights to every other tree along Johnson Road.
 - We will need to wait until funds are confirmed closer to the Fall (in case of a repair coming up over the summer). Our entrance power bill is a set amount so there will be no increase in electrical bill.
 - Millie Wright is going to organize a Garden Club. They will meet separately.
 - Additional improvements include landscaping (i.e.: crape myrtles) of the last two cul-de-sacs. Some Homeowners expressed wanting to keep it grass only. We will get with the cul-de-sacs surrounding Homeowners to discuss further.
 - Holly bushes of existing landscaped cul-de-sacs are overgrown and unwanted. Mike will get a quote from Chad.
- Delinquent POA Members
 - 133 lots with 78 lots paid and full; 16 lots on payment plan; 10 lots past due for 2012; 28 lots 1+ year past due.
 - Currently at 71% compliance (based on PIF and PP lots)
 - Invoices printed and being mailed this week.
 - Will not receive pool key until current.
 - We are having success with collections. Of the eight homeowners turned over, we have collected the full balance of four of them. One is currently making monthly payments and we have renewed the liens on their properties.
 - A new group of delinquent homeowners who have surpassed the \$800 past-due account balance benchmark established are being submitted to our attorney.
 - Although our attorney puts his fees onto the homeowner's bill, we do have to pay court costs and lien fees. This is just the cost of us doing business.
- Meeting End: 8:35 pm
 - Next Board Meeting: TBD