

St James Golf Club  
Homeowners Association, Inc.  
Board of Directors Meeting February 15, 2017

On February 15, 2017, the HOA Board of Directors Meeting was called to order at 7:00 PM by our President, Marvin Ott. After the Pledge of Allegiance and moment of silence, roll call was taken with all Board members in attendance, Tracy Johnson via phone.

A motion was made by Larry Cordisco and seconded by Chris Evans to accept the minutes from the January 18, 2017 meeting. Motion carried; all Board Members accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating that as of January 31, 2017 there is \$901,671.00 in the Reserves account. Summaries for the following are: ninety-two (92) past due accounts, Two (2) in Bankruptcy, One (1) in Collections, Four (4) foreclosures, eight (8) properties with liens, one (1) HOA managed from foreclosure, and six (6) on Payment Plans.

Also Bob noted that there were eighteen (18) late notices sent with \$25.00 fines and there were twelve (12) payments made \$90 short of the amount due, since payments of \$540 per quarter started January 2017.

A Motion was made by Chris Evans and seconded by Larry Cordisco to accept this Treasurer's Report. Motion carried; all Board Members accepted.

Maintenance Committee – Marvin Ott

Marvin Ott reported the following items are complete and/or in process: New signage in the pool area, new capacitor for the #2 heater for the spa, new signage in several other areas in the community is forthcoming, especially at the tennis/basketball courts, watering will be only once per week because of drought conditions in our lakes, receiving quotes for the upgrading of the irrigation systems on Canterbury and Waverly, pavers to be done at roundabout, getting quotes for pedestrian crosswalks and golf cart crossings, windscreen to be installed on Tennis courts and a new valve was installed on fountains to reduce pressure during high winds.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that Aquatic Systems is working to eliminate algae that has formed on some of our lakes because of the recent drought conditions. Visits to other communities to look at examples of 'bubblers' for future installation in our community will be postponed until our lakes receive more rainfall.

Restrictions & Covenants Enforcement Committee-Tracy Johnson

No new information received this month so no action was required.

Hearing Committee – John Burd for Bob Evans

John Burd reported that a homeowner was told that he was in violation and henceforth, promised to correct his violation. No further action needed unless he does not comply.

Architectural Committee – Lynda Pratt

Lynda Pratt announced that December architectural requests brought the 2016 totals to: 126 change requests that were submitted by homeowners: 37 requests related with landscaping changes and

improvements, 57 change requests for external structural changes and 32 change requests for exterior painting plans

As of January 15<sup>th</sup> there have been a total this year of 19 requests: 10 for landscaping, 4 for structural changes and 5 for exterior painting.

#### Security Committee – John Burd

John Burd reported that he has sent 48 letters this month for violations relating to personal items being stored outside the home, mainly garbage cans. There was also discussion regarding a van parked illegally on Dover Court and how this should be handled.

#### Cable Committee – Tru Hall for Bob Evans

Tru Hall informed the Board that as of now, Hotwire has installed Video and Internet in 613 homes. Remaining are 44 homes without a survey, 18 with surveys but still to be installed, 3 installs scheduled and pending, 3 who are refusing to install and 2 seasonal residents. The HOA is now paying for Internet service to residents.

#### Homeowner Concerns:

Bob Coleman informed the Board and Homeowners of the problem with non-residents entering into our community from the golf course and using our facilities. We have plans to make some changes to the locks at our basketball/tennis courts but also need the cooperation from the golf course to help with those who enter by walking across the golf course.

There have been security issues in the Exercise Facility with underage youths using the equipment. All homeowners need to report these incidents to our Security people.

A homeowner indicated that she would be willing to form a committee to move forward with plantings on the Boulevard.

**Volunteer of the Quarter** was announced by Marvin Ott. This quarter, the honor goes to Steve Lang who spends many hours in the preparation of our Newsletter printing and mailing.

A motion was made by Marvin Ott and seconded by LeRoy Hoff to adjourn the meeting at 8:00 PM. Motion carried, all Board Members accepted.

The next regular HOA meeting will be March 15, 2017.

Respectfully Submitted by:

Jane Cordisco