Russell Bayou Homeowners Association
Board of Directors Meeting
April 26, 2012
Minutes

Call to Order:
Steve Burand, president, called the meeting to order at 5:30 P.M.

Board Members Present:

Steve Burand	Harold Speir
Jackie Winkelman	Dee Ferguson
Keith Johnson	

Others present: Ray Etheridge, association manager

Approval of Minutes:
Harold Speir made a motion to approve the minutes of the December 8, 2011 meeting. This motion was seconded by Dee Ferguson and passed unanimously.

Financials:
Ray Etheridge discussed financial statements through March 2012. Collections for the year are $6,000.00 under budget however $4,000.00 has been collected in April. It was also noted and discussed that collections have been made from several units which had been in arrears. The expenses were reviewed and all are on budget for the year. It was pointed out that a new umbrella had been purchased for the pool along with some supplies. The Board reviewed the cash in the bank and Ray was asked to go ahead and transfer the paving reserve budget into the money market account setup for this purpose. This will be done as quickly as possible. The accounts receivable was reviewed by the Board. Four units have never paid and owe an amount of $2,393.00 each. The association has a lien on all four of these units. In addition, notices of intent to lien have been sent to four units which owe two years of assessments. Lot owners owing the 2012 assessment have been sent a reminder that their assessment is now past due. Jackie Winkelman made a motion to accept the financial statements, Steve Burand seconded. The motion passed unanimously.

Landscaping/Lighting:
Lighting to the entrance was discussed. Ray had a proposal on hand from Quigley Electric for nine lights one on each palm tree in the center island plus lights on the Russell Bayou sign. The estimate was in the amount of $5,100.00 this included a $1,800.00 estimate to drill under the roadway. Quigley Electric thought that they may be able to lower this price through a different company but has not received an estimate at this time. The Board reviewed and decided that it may be cheaper to cut the pavement however felt that in the long run be better to go ahead and boar underneath

the road. It was decided to get our best estimate from Quigley once this new estimate for the boring is received and take to our owners meeting which will be scheduled later in this meeting for approval by the owners. Ray was also asked to find out if there was a minimum charge for Gulf Power once they install the meter to operate the new lighting at the gate.

Landscaping around our lift station adjacent to the tennis court was discussed. Ray had received an estimate from Joyce at Plant Depot for twenty-one plants to include Bottlebrush and Indian Hawthorne and thirty bags of red mulch with a total install cost of $956.00. Joyce has also stated that it would be foolish doing landscaping here without a sprinkler system. Ray has estimated that a sprinkler system could be installed for $500.00, since this area is very small. A water tap however will cost an additional $500.00. The total cost of this project then would be $1,956.00. This is in our budget and Ray was asked to go ahead and have this landscaping installed once the water meter is installed and our sprinkler system in place.

Annual Meeting:
The meeting date for our annual meeting was discussed. We normally meet in the month of June and the Board would like to get this lighting in place as soon as possible and decided to meet the first Tuesday in June which is June 2, 2012. Ray will call the community center at Perdido and reserve a meeting date. The time of the meeting will be 10:00 A.M.

Property Violation:
The home of Mr. Stevens on Tarpon Drive has not painted the enclosed section of his garage and it is still the gray cement block. Ray was asked to send Mr. Stevens a letter informing him that this lower section of his home must be painted.

Adjournment:
There being no further business the meeting adjourned at 6:15 P.M.

Respectfully Submitted,

Ray O. Etheridge