Russell Bayou Homeowners Association
Board of Directors Meeting
December 18, 2012
Minutes

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

Board Members Present:
Steve Burand
Jeff McCaskill
Jackie Winkelman
Dee Ferguson
Keith Johnson

Others present:
Ray Etheridge, Association Manager
Amber Carr, Association Manager
Dennis Losh

Approval of Minutes:
Keith Johnson made a motion to approve the minutes of the April and June 2012 meetings. This motion was seconded by Jackie Winkelman and passed unanimously.

Financials:
Ray Etheridge discussed financial statements through November 2012. The transfers were made for the road reserves. Cash on hand was discussed with a total of $88,057.15 in assets. The aged receivables were reviewed. Liens were placed on the four people with outstanding balances today, so every past due owner has a lien on their property except for one. Jackie suggests using the money market funds to float the operating account for January should it be needed. Jackie made a motion to accept the financial statements as they were presented. Dee Ferguson seconds the motion which passed unanimously.

Landscaping/Lighting:
The entrance lighting was installed by Quigley for $5100.00 and the job was done successfully. Ray asks the Board if the lights are positioned appropriately, the Board agreed they were.

Landscaping at the lift station has been completed. They plants are small at the moment, however should grow to be full over time.

Dee thinks the sprinkler at the entrance needs fixing. An owner tied his sprinkler in to the entrance sprinkler and has been capped off. One sprinkler head is still bubbling at the front entrance. Ray said he would have the maintenance department fix the bubbling head.

The culvert on the corner of Boca Ciega and Ygnaccio Siera had been almost completely covered by sod and dirt. The maintenance crew dug out the grass and dirt to expose the drainage system. It appears that in the future a tractor may be needed to dig out the high parts of the ditch to help the flow of water drain better. Jackie says there is an almost half grown up culvert on Atoll that may need to be checked on as well.

Proposed Budget:
Ray discusses the proposed budget for 2013. The budget that is presented has a $10.00 increase to the dues, increasing them to $400.00 annually. If the increase is not desired, the cuts can be made to the budget. Dee made a motion to accept the budget as presented. Steve seconds and the motion passed unanimously.

Other Business:
Jeff McCaskill has a backflow pipe in his yard that has been covered up by a fake rock purchased for the property by Etheridge Property Management. Dee Ferguson suggests in the spring adding some plants around the backflow to disguise the fake rock. Ray will readdress the issue in the spring.

Steve Burand asks if approval is needed for the removal of trees. Ray will check to see if approval is needed, could not find it in the Docs previously, but will check it again.

Adjournment:
There being no further business the meeting adjourned at 6:20 P.M.

Respectfully Submitted,

Amber Carr