

Alden Pines Homeowners Association 2011 Annual Members Meeting

March 19, 2011, Alden Pines Olde Clubhouse

Chair Max Navia called the meeting of the Alden Pines Homeowners Association (APHOA) to order at 7:10 pm and led the Pledge of Allegiance to the U.S. Flag. The attendance was low, but there were enough members for a quorum.

Max Navia introduced the Board of Directors and new members Curt & Marie Smith.

Copies of the 2010 Minutes of the Alden Pines Homeowner's Association Annual Meeting were handed out for everyone to read. A Motion was made by Bill Davis and second by Nancy Wiseman to accept the Minutes as written. The motion was passed.

Copies of the 2010 Treasurer's report were passed out for everyone to read. A Motion was made by Jessie Browne and seconded by Rita Davis to accept the Treasurer's Report. The motion was passed.

Social Committee reported that the "Alden Pines Pig Roast" was a success, cheaper to produce and everyone liked the new date.

Landscape Committee Chair Jessie Browne reported that it has been too cold to do much work. Most of the cul de sacs have been renovated and turned over to the homeowners on the street for care. The Committee has planted trees along Raintree Drive. The entrance was replanted, but it was possibly the wrong thing to plant or the soil is not good so it needs to be re-addressed. There are currently three members left on the Committee and if anyone would like to volunteer that would be great. Max and Mary Navia, Les Nelson, Curt Smith and Scott Sanders would like to join. Jessie resigned from being the Chair and was thanked by the members for her long and excellent contributions.

OLD BUSINESS

Weir Update – the Board handed out an explanation of the weir and drainage system issue.

Weir update – hand out.

1. A couple of years ago the golf course and we, APHOA, discovered that the original developers failed to complete the drainage water system for Alden Pines. Nor did they organize a Home Owners Association mandated in the permit to maintain the system.
2. This problem was unearthed when the SFWMD contacted the golf course and said they were not in compliance with the original permit. The golf course was ordered to install two weirs per the permit or they could be fined daily. Also the district said an "operating entity" was needed to maintain the system.
3. We contracted with an attorney with experience in this kind of issue and he advised that because we are a voluntary organization with no power to assess property owners we do not meet the district's criteria for an "operating entity". Plus APHOA's articles of incorporation did not include any responsibility or involvement with the drainage water system.
4. We discussed, at length, this matter at last year's Annual Member's Meeting and decided that we, the property owners, did have some moral obligation to participate in the resolution of this issue because we have enjoyed the benefits of a working water drainage system. We voted to take a "wait and see" attitude to resolving this issue.
5. During the past year the golf course has installed the 2 weirs and did some engineering work required by the SFWMD. They have spent slightly more than \$24k on this work.

6. The weirs have slowed the water drainage after rain events but no private lots have been flooded. However, we have not experienced a major event over several days. Golf course play has been affected only a couple of times.
7. The district has approved and certified the construction work and is now seeking an “operating entity”. They have not contacted APHOA yet.

NEW BUSINESS

Elections were conducted by Max Navia. Two positions for new Board Members were available, along with the election of Secretary and Treasurer for 1 year terms. Nominations from the floor were opened for each position.

Board Member nominations: Jim Lyle was nominated for one of the new board members. There were no nominations from the floor, but Herb Wiseman will be available in three months after he retires. The nominations were closed with James Lyle as the only nominee. Bill Davis motioned to accept the nomination by acclamation, with a second from Herb Wiseman. Motion was approved.

Treasurer (1 year term) – Mary Navia was nominated by Herb Wiseman and Seconded by Mitzi Sanders. There were no other nominations. Bill Davis moved to close nominations for Treasurer and was seconded by Laura Nelson. Motion to vote Mary Navia as Treasurer by acclamation and seconded. All were in favor, motion carried.

Secretary (1 year term) – Mitzi Sanders was nominated by Jim Fox and seconded by Bill Davis. Mitzi accepted nomination and there were no other nominations. Bill Davis moved to close nominations for Secretary. Motion was made to vote Mitzi Sanders as Secretary by acclamation and seconded. All were in favor, motion carried.

A motion was made to close elections and was seconded. All were in favor and the elections were closed.

NEW BUSINESS

Financial Impact of the drainage system maintenance: \$24,000 has been spent by the golf course to get the drainage system certified.

There is also maintenance needed to keep the drainage system going. Stu Bennett, partner and acting golf course manager, has spent \$36,000 in the last 10 years to replace culverts and maintain the system. The rest will need to be upgraded and all will need to be maintained. The Golf course and lot owners are split on area for responsibility of this system.

Four plans were discussed as to how to handle the cost of future maintenance and repairs:

1. Ignore the problem – let the golf course deal with it. This could result in the Golf Course closing which would drastically affect the value of all lots and existing homes. A government entity would probably manage the system in that event and it could cost several times what it would if the golf course continues maintenance. All property owners would be taxed for the maintenance.
2. Dues increase of Homeowners Association. Ask the members for approximately \$25 more a year in dues, increasing the current dues to \$60 a year for each APHOA member. Anticipate it would be needed for at least 10 years. The funds would then be given to the Golf course to help pay for the expenses of putting in the weirs and maintaining the system.
3. APHOA request each lot owner to pay a small amount. If each lot owner paid about \$125 now and then a set amount each year the Golf course could re-coop some of the upfront costs that it had to pay to put the weirs in and then the yearly payment would be for them to maintain the system. The only problem is the APHOA has no assessment power.

4. Membership could direct the Board to pay out of the dues that it currently has. This would not last very long and the programs that we have (landscaping, etc) would not be able to be done. There also would not be money in the bank if something were to happen in the future.

Stewart Bennett from the Golf Course spoke to the members present. He told them the original permit was issued to the Golf course and the community. He said the Golf course has spent approximately \$32,000, on maintaining and replacing the drainage system, prior to the weir issue coming up. He is not worried about re-couping this cost. Stu said the course has spent \$24,000 to now come into compliance with permits and weir construction. He proposed that letters be sent out to each lot owner, asking for a contribution of \$120 for each lot owned, to help the course recoup the \$24,000.

The discussion was opened to the floor to answer questions and to receive direction from the members on how to proceed. It was suggested to send out letters, but not for the full \$24,000. An amount was not determined for the weir costs and the Board was reminded that there will need to be an annual cost determined to help the Golf course offset the maintenance.

A motion was made by Scott Sanders to give the Board of Directors the Authority to request every lot owner to contribute into a fund expressly to help defray the costs that the golf course has spent to bring the system into compliance. It was seconded by Bill Davis. All were in favor and the motion carried.

Meeting was adjourned 9:06 pm
Bill Davis moved to adjourn and Jim Fox second.

Directors

*James Lyle
Laura Nelson
Mitzi Sanders
Jim Fox*

Secretary

Mitzi Sanders

Treasurer

Mary Navia

Committees/Chairs

Social Committee	<i>Chris Dixon</i>
Landscape Committee	<i>Open</i>
Architectural Review Committee	<i>Dick Jones</i>
Welcoming Committee	<i>Open</i>
Communication Committee	<i>Max Navia</i>
Nominating Committee	<i>Open</i>
Historian	<i>Dick Jones</i>