

Carnoustie Place Property Owner's Association, Inc.
Annual Meeting - March 12, 2018

The annual meeting of the Carnoustie Place Homeowner's Association was called to order on March 12, 2018 at 5:50 pm. at the GlenLakes Golf Clubhouse. Mike Willis, President, presided over the meeting. Treasurer Richard Prisbus was in attendance. Vice President Steve Jones was absent. Dan Thomas, David Vosloh, and Joe Landrum, members of the Architectural Review Committee, and Larry Anson, Parliamentarian were also present. It was noted that David Vosloh was presented as Carnoustie Place Envoy to City Hall.

Joe Landrum opened the meeting with a prayer.

A quorum of 46 members, including proxies, was present so a meeting was able to be conducted.

President's Report

Mike Willis updated the membership on the status of the proposed Elliott Homes projects in both Lakeview Gardens (LVG) and GlenLakes East (GLE). Both properties were to be financed by WCMC but WCMC sold their interests in LVG to a Louisiana LLC, Jared Riecke and Riecke Development and Construction Co., Inc. who will be the new developer for LVG. Elliott Homes presumably will still be the builder. WCMC continues to be the developer for GLE. However, due to some legal maneuvering by Clarke Ridge Road residents, Mr. Elliot lost his option to build in GLE. The Carnoustie Place POA has asked Foley Planning and Zoning to hold other builders and future builders to the same high standards that Mr. Elliott offered. David Vosloh is working with the City to develop a list of stringent requirements for GLE future builders.

Wysper Internet will soon make faster internet service available to certain residents in GlenLakes who are within sight of the Leisure Lakes cell tower. A group of GlenLakes residents paid the initial startup fees to bring faster internet service to the community.

A lawn maintenance company has been secured to maintain the Carnoustie Place common area. CP will also pay him to mow and edge the WCMC property that WCMC has failed to maintain. CP will also pay to mow the yard of a resident who is arrears in his maintenance fees. This resident will be charged for the service and a lien has been placed against his property.

The sewer lawsuit is progressing quite well. A point of law has been appealed to the Alabama Supreme Court and we await an answer. Former Supreme Court justice Champ Lyons has been appointed mediator.

Treasurer's Report

Richard Prisbus, CP Board of Directors Treasurer presented the proposed 2018 budget.

Revenue	\$9000.00
Total Expenses	\$10,726.00
Balance Negative	-\$1,726.00

An objection was made by Mike Roney regarding carrying a negative balance and suggested the POA fees be raised to cover the negative balance. Mr. Prisbus stated that GlenLakes Realty turned \$33,000.00

over to Carnoustie Place. He said that \$25,000.00 be set aside as a reserve fund and that the balance from the \$33,000.00 be used to cover the budget shortfall. No definitive action on the budget was taken by the members.

Architectural Committee Report

Dan Thomas stated that all requests for improvements made to the ARC had been approved last year. Only one newly received request was pending. Mr. Thomas asked that a drawing or sketch of the requested changes be submitted with the written request to the ARC.

OLD BUSINESS

Proposal for Carnoustie Place POA to join Lakeview Estates POA

A previous motion by Mike Roney to join the Lake View Estates POA was taken up. Mr. Roney made a new motion to join LVE POA, or another POA. The motion was seconded by Susan DeRoy. Discussion followed. Mr. Roney surmised the CPPOA was too small to stand alone. He felt the neighborhood would have more clout, for example, when dealing with the City of Foley in potential infrastructure issues. An opposite position was made that CP would have to assign their assets to LVE and that CP could no longer have control. Issues concerning dam ownership were also discussed. Dr. Monteil transferred the dam to the Master Association and he still owns a lot in Carnoustie Place so he still is still our Declarant. A vote was taken and the motion to join LVE failed 30 against, 3 in favor.

NEW BUSINESS

Renewal of All Covenants

Question: Can existing Master Association Covenants, By-Laws and Architectural Guidelines be enforced by Carnoustie Place since GlenLakes Realty has never enforced them? To date, the CP Board of Directors has not enforced them out of concern for this issue. This measure seeks reaffirmation from the CP membership of our existing documents.

Proposed: Be it resolved that all existing Glenlakes Unit One Covenants, By-Laws and Architectural Design Guidelines are hereby re-affirmed as stated and re-authorized going forward. Enforcement shall begin July 1, 2018 to provide members sufficient time to comply.

A motion was made by Dan Thomas to accept the resolution and was seconded by Joe Landrum. Some discussion followed. David Vosloh made a second motion to insert additional wording into the above proposal to wit: "re-affirmed, **subject to approval of ARC on a case by case basis**, and re-authorized". The motion failed to carry with 6 in favor, 12 against. After additional discussion the originally written proposal was unanimously approved by 40 votes in favor.

Proposed Rules Under the By-Laws

The following items, if passed, will become "Rules under the By-Laws" with future violations fully enforceable by fines and liens under By-Laws Section. 3.22 beginning July 1, 2018.

1. **COMMERCIAL VEHICLES:** Our Covenants prohibit regular overnight parking by "Commercial Vehicles " but the definition is not specific as to how much commercial lettering constitutes "Commercial Vehicle ". The intent of this proposal is to clarify our existing definition.

PROPOSED RULE: For purposes of interpreting Section 14.9 of our Covenants the term "Commercial Vehicles" is further defined as any vehicle having messaging other than small signs of the driver's or passenger side doors. Additional lettering, logos, etc. are prohibited.

A motion to accept as written was made by Richard Prisbus and seconded by Ronald Glime. A heated discussion ensued. A proposal was made to add the words "any vehicle greater than one ton" to the proposal. More discussion resulted. David Vosloh made a motion to table the discussion and to form a committee to define "Commercial Vehicles ". Motion was seconded by Mark Wells and passed unanimously . A committee of four was formed to propose a clarification of "Commercial Vehicles". Committee members are Mark Wells, Dave Pruett, Steve Whatley and Ken Bauer.

2. **TEMPORARY BASKETBALL GOALS IN DRIVEWAYS:** Our current Architectural Guidelines prohibit temporary basketball goals in driveways unless they are stored overnight in an area out of view from the street. Residents with temporary basketball goals in driveways have complained this a burdensome restriction. Our current Architectural Guidelines do not permit the Architectural Committee to allow variances to this issue. This measure, if passed, will permit the Architectural Committee to authorize temporary basketball goals in driveways.

PROPOSED RULE: Temporary basketball goals may be approved by the Architectural Committee, provided they are placed near the house and well away from the street. The language "and maintained in excellent condition" was added after "street" prior to a motion for acceptance.

A motion was made to approve and was seconded for acceptance of the motion with the additional wording. The motion ultimately passed with 31 for and 2 against.

Passed: Temporary basketball goals may be approved by the Architectural Committee, provided they are placed near the house and well away from the street and maintained in excellent condition.

3. **RV AND BOAT PARKING IN DRIVEWAYS:** Our Covenants prohibit all RV and boat parking in driveways, including loading and unloading. Many of our residents have RV and boats and the Board feels this restriction is unfair to these residents. Last year, an email survey revealed that our members support permitting these vehicles temporary overnight parking in driveways up to two overnight periods for the purpose of loading and unloading.

Proposed Rule: Temporary overnight parking is permitted, up to two nights at a time, of RV and boats for the purposes of loading and unloading.

A motion was made by Dan Thomas and seconded to accept the proposed rule. After very little discussion the motion passed with 30 for and 4 against.

Passed: : Temporary overnight parking is permitted, up to two nights at a time, of RV and boats for the purposes of loading and unloading.

4. **EDGING LAWNS:** Our existing Covenants do not require edging of lawns.

Proposed Rule: Lawns in Glenlakes Unit One must be kept edged in addition to the maintenance required by Section 7.3 of the Covenants.

A motion to accept the proposal as written was made by Joe Landrum and seconded by Dan Thomas. After minimal discussion the proposal passed with 35 in favor and 1 against.

5. **METAL ROOFING MATERIALS:** Our Architectural Design Guidelines currently require "Roofing shall be textured architectural type shingles compatible to GAF Timberline series, Cedar shakes, slate, or other natural roof materials".

Proposed Rule: "Metal roofs are generally prohibited but metal shingles similar or identical in appearance to architectural shingles may be used with prior approval by the Architectural Committee".

A motion to change the wording of the proposal was made by David Vosloh and seconded by Dan Thomas. The wording changes were to strike "generally" and to change "but" to **except that**. The amendment to the motion carried by a majority vote. The revised proposal passed by a vote of 31 in favor, 1 against.

Passed: "Metal roofs are generally prohibited but except that metal shingles similar or identical in appearance to architectural shingles may be used with prior approval by the Architectural Committee".

Beautification of the Entrance

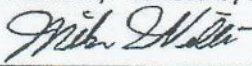
Sue Anson made a motion to spruce the front entrance to Carnoustie Place beyond routine maintenance Kevin Grice seconded the motion. No specific plans to spruce the front entrance were made but an annual budget of up to \$1000.00 was requested. After a brief discussion during which a sketch of the improvements was suggested the motion passed by a vote of 20 in favor and 4 against. Sue Anson will be coordinating this and Kevin Grice has volunteered to assist.

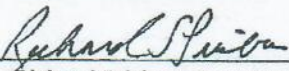
Nominations of Board Memers; Vote

A motion was made and seconded to re- elect Richard Prisbus as Board Member to the Carnoustie Place Board of Directors for another 3 year term. Mr. Prisbus will serve as Treasurer. Mr. Prisbus accepted the nomination. He was elected by a unanimous vote.

There being no further business, the meeting was adjourned at 7:55 pm.

Drafted by Leann Abernathy. Revised by Board of Directors.

Approved: 
Mike Willis, President

Approved: 
Richard Prisbus, Treasurer