

Stanton Landing Annual Meeting April 24, 2010

10:05 Call to order

Sylvia Hossfeld: new activities, parties, newsletter

Quorum

yes, Greg Ricker

Election of Officers

Slate presented. Floor open to nominations by Sylvia. No nominations received. Floor closed.

Nancy Dixon – President

Jack Ashley – VP

Kendall Maynard – Secretary

Gayle Bottoms – Treasurer

Directors: Jack Edwardson, Larry Knain, Greg Ricker, Sherry Davis and Steve Hossfeld

Sylvia Hossfeld - volunteering to help with Website that needs to be updated.

Motion to approve slate as is: Jack Edwardson , Second from Susan Provyn, All in favor. Motion passed.

Treasurer's report through March 2010

Nancy Dixon - checkbook \$ 12, 928.62, all bills paid including new clubhouse roof.

Reserve balance – 18 K

Motion to approve through 3/31/2010. Larry Knain, Second from Jack Edwardson. All in favor. Motion passed.

Budget 2010 – 2011

Presented by Nancy Dixon. \$ 51,246

Discussion: Jack – question regarding expenses and should dues or will dues be increased. Nancy already paid for all the clubhouse repairs to date. Clubhouse required new AC which is more efficient and double walls which should reduce utilities. Nancy trying not to raise dues, watch budget and keep within budget. Reserves of 6 K to fix things like the roads and roof. Sylvia – we'll recoup some from new homes being built and looking at ways to make clubhouse produce money instead of cost. Potential office space on first floor but unfortunately cannot tackle zoning. Possibility – events such as like they had 2 weddings last year.

Motion to approve budget as stated– Jack Ashley. Second, Bob Moss. All in favor. Motion passed.

Discussion - 57 bushes replaced b/c deer ate them and they died, roof and heat pump.

ARB update: Ollie Dixon – construction on lot # 35 s/b completed this summer, # 18 s/b early summer completion – no new plans submitted.

Reverse speed bump in entrance: Ollie measured once a month for 7 months. Even though it might look worse but couldn't get more than a millimeter difference in any measurement. Couldn't say that it is getting any worse. All trucks have been slowing down – kind of good and lessens chance of accident. It will stay there for awhile.

Nancy – couple delivery trucks with new homes being built damaged curbing and builder fixed it after it happened and then had another incident with another builder. We may need to look into this like maybe a security bond from the builder for these issues. Nancy asked for feedback on this issue.

Continue to upgrade clubhouse with painting and shudders and eventually get more furniture. Nancy asked for feedback for what you all would like the board to do. Sylvia – this year we got a real landscaper which is a little more expensive but can actually spray for weeds and maintain better than previous “grass cutter”. Cost went up from 7600 to 9000. Ollie – needed more than “mow, blow and go” guy. Now, this one is taking care of lawn much better by spraying for the weeds and feeding grass and working to make it better. Thinks that there is already an improvement.
Feedback – Please let Nancy know if something needs to be done.

New Business - none

Nancy looking forward to being president and loves this subdivision. What we have is so special. Only a handful get to enjoy it on a daily basis. Market little freaky but in time this is going to come back even stronger. I’d like to thank a few people – Gayle from the bottom of my heart to be treasurer. Sylvia has worked really hard the last 2 years and she’s done the renovations to the clubhouse, president and she’ll have my back and I appreciate you and Greg Ricker – he’s wonderful and love working with him, very knowledgeable and given guidance to the board. Thank Sherry Davis, and everyone that has agreed to stay on the board. Sherry does all the pool work. Susan – editor of newsletter, “Scuttlebutt”. Susan – open to suggestions. Thank husband – Ollie. He fixes and does so much for the subdivision. Thank Nancy and Ollie both for stepping up to the plate.

Events

Grillin and Chillin – Memorial Day weekend on Saturday – May 29th

General Discussion

Codes change May 1st to 4410 right now 4409 and 4410. Code for everything except NOT changing website – code 4444.

Septic Permits: Larry – permits on lots on own septic had expiration dates and state told county that they are moving all the dates out indefinitely. Individual owners have to be responsible for this.

Security: Sylvia – Gary’s houseboat has left that area and we are completely self contained and secure now.

Dock Association: Has everything been turned over from Gary yet? Jack says Gary has not kicked out the responsibility of the Dock Association. If you have a dock that is subject to the Dock Association, Gary wants to resign from this. Steve Hossfeld – he cannot resign legally according to documents. Nancy – confusion because of there being so many different associations.

Dock Association: anybody that has an inland lot, when they bought their lot and were deeded a dock.

Greg McCoy will talk to Gary and do it. Marty Groff will help.

Nancy – we borrowed \$ from Gary when we started to cover expenses. Should be money collected from dock dues in the past but I have nothing to do with it. Are there several dock associations? There are at least 2 dock associations.

10:52 Adjourn

Comment: Need org chart on website and more information.