

SLPOA Board Meeting Minutes March 14, 2012 Approved July 18, 2012

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Gail Bottoms, Steve Hossfeld, Sherry Davis, Tracy Nelson, Jack Ashley, and guest Ollie Dixon. 7:02 p.m.

Approval of Meeting Minutes

January 18, 2012 minutes. Motion to approve minutes by Jack Ashley, second by Tracy Nelson. Motion carried.

Treasurer's Report by Gail Bottoms.

- Misc income of \$ 450 from clubhouse rental which will be returned. \$ 12 K was transferred into Capital Reserves. Expenses: maintenance for repairing heating at Clubhouse; lawn service up because in included weed spray; \$ 270 professional fees for tax return preparation. We didn't owe any taxes. If we make a profit like interest, we pay taxes.

Stanton Landing Treasurer's Report 1-1-2012 - 2/29/2012

- Income: \$ 450.00
- Operating and Capital expenses: \$ 2,587.04
- Checking balance: \$ 8,684.22
- Operating Reserve balance: \$ 20,000.00
- Capital Expenditures Reserve Balance: \$ 17,916.74
- Total on deposit: \$ 46,600.96
- Motion to approve Treasurers Report by Sherry Davis, second by Jack Ashley. Motion carried.

Committee Reports

- Long Range Planning Committee by Jack Ashley. Nancy - we are going to set a separate meeting for this. Jack – this is a best guess on what our needs will be for the next 10 years given resources from companies and information on life expectancies. Some may last longer and we may have more income. The board will have to decide if and when and how much we will have to increase dues. In the report, you'll learn that in 10 years we will not have enough money to do the roads. Nancy asked everyone to study and have questions on the report for the next meeting. Recommend the board discuss the report and the funding.
- ARB by Ollie Dixon. No report.
- Clubhouse Committee by Sylvia Hossfeld. The committee met to discuss generating income. Ollie visited the building department to find out if the offices could be rented for income but they said it cannot be rented for offices out of a residential property but we can rent out for events. Committee recommends the current policy. If an event is for all property owners for a community event, then this is the only situation that would be on a no charge basis. All owners and non-owners may rent for parties for a minimum \$ 300 per event and put the funds into a clubhouse fund to improve the clubhouse. Security deposit of \$ 500 for non-owners. At this time, there are cno volunteers to take responsibility for showing the property, collecting the money or supervising activities and clean-up. Marketing is another issue. Committee agreed that a point of contact for the club is needed. An event planner was consulted who for a % would be interested in using the location for events. The committee reviewed the Creek Club Rental Agreement. See

attachment for recommended changes to rental agreement. Additionally, recommend an attorney may need to look at the contract especially the use of alcohol and the waiver of liability / assumption of risk may need additional tweaking to cover SLPOA adequately and/ or anyone acting as an agent. If the board would like to pursue rentals of the clubhouse, then include use of the lawn up to and including the arbor but not past that point. We recommend purchasing signs that state “no Trespassing on Docks – Private Property” to be posted an time the club is rented and possibly run a tape or rope from sign to sign to ensure no one goes on the docks, rocks or ramp areas. The committee discussed possibly posted an event calendar on the SLPOA site, so that activities and dates of owner functions can be seen, as well the booking dates of rental events. Comments from Board: Attorney may have already looked at contract per Steve. Sometimes the caterers are insured also. Any vendors may need to provide their insurance. If sell liquor, they have to have a permit. Nancy will follow up and check with attorney and insurance and report at next meeting.

- Nomination Report by Sherry Davis. Matt Bottoms has volunteered to be the new Vice President and Jack Ashley will become a director. Tracy Nelson and Mary Ann Watkins have agreed to become directors. The rest remain in office: Nancy Dixon, President, Kendall Maynard, Secretary, Gail Bottoms, Treasurer and Greg Mccoy, Greg Ricker, Sherry Davis and Larry Knain, directors.
- Associate Membership to pool – Nancy was approached by Seagate. A few people were interested in having an associate membership to Stanton Landing. The request was presented to the board. Discussion and for various reasons including liability, the board declined the request.

Old Business

- Rental of Clubhouse update. The Family that was interested has declined to use it.
- Update on mailings for annual meeting (April 28, 2012) – Gail Bottoms. Gail ran a test email and she received back emails from everyone except 3. 5 have given emails that bounced. 5 have been sent and just didn't respond. Other things can be emailed. Proxy and meeting package will be mailed.
- Final mailing for annual meeting on April 28, 2012 – Nancy
- Report on Clubhouse heating unit work – Gail and Nancy. It was an electrical problem.

New Business

- Nancy has received 2 contracts – 1 from Daniels' tractor work for \$ 50 / cut and Sherry Davis contract for pool has not changed. Rates are the same. Nancy does not see a need for bids unless the rates go up.
- Set up special meeting to go over Long Range Planning – April 18 @ 7:00 @ clubhouse. CANCELLED.
- Refreshments for annual meeting – Nancy.

Next Meeting Date: April 18, 2012 @ 7 p.m. at the Clubhouse. CANCELLED.

Adjourned: Motion to adjourn by Steve Hossfeld, second by Jack Ashley. 7:51 p.m.

Recommended changes to Creek Club Rental Agreement by Clubhouse Committee.

The first sentence of the paragraph titled "Fees and Security Deposit" to read;" \$50 rental fee and a \$100 security deposit will be required for any event with less than 50 people in attendance". This omits the phrase" with no food preparation or catering, no live music or DJ present".

We propose changing number 1 in that same paragraph to read " 1. \$300 rental fee + a \$250 deposit for property owners; a \$500 deposit required for all others". On number 4, omit "signed by a Stanton Landing Property Owner and" to read "Checks must be payable Stanton Landing Property Owners Association."

On page 2, review number for possible removal. It refers to a requirement that would be difficult to enforce. This refers to a property owner being present if they represent themselves as renting the club.

Number 4 must be decreased to read "the maximum number of persons in the clubhouse may not exceed 120". Omit the balance.

Number 5 needs to include balconies and should read "Smoking is prohibited in the clubhouse and balconies at all times".

Number 15 add leasee, so it reads Property owner/leasee is responsible... Number 18 also add leasee, at the end of the sentence omit (See Rental Inventory and Checklist). Number 23, 24 add lease after property owner each time .

Number 25 add furniture, equipment into the sentence as follows "for any damages to clubhouse furniture, equipment or common areas." Number 26, add "and/or legal action to effect payment" after the Stanton Landing Property Owners Association privileges".

Number 28 page 6, first sentence add "except by a holder of an ABC permit" at the end of the sentence.