

SLPOA Board Meeting Minutes August 22, 2012

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Gail Bottoms, Mat Bottoms, Tracey Nelson, Mary Ann Watkins, Greg McCoy, Larry Knain and guest Ollie Dixon. 6:58 p.m.

Approval of Meeting Minutes

Board Meeting Minutes July 18, 2012. Motion to approve minutes Mat Bottoms, second by Greg McCoy. Motion carried.

Treasurer's Report 1-1-2012 – 7/31/2012 by Gail Bottoms.

- \$ 49.50 reflected as interest for late fees.
- At this point, letters were sent beginning of July and again the beginning of August that resulted in more payments. 4 lots have not paid dues. Probably will not collect and need to place 4 liens.
- Staying within budget
- Income: \$ 43,279.50
- Operating and Capital expenses: \$ 15,588.60
- Checking balance: \$ 32,185.37
- Operating Reserve balance: \$ 20,000
- Capital Expenditures Reserve Balance: \$ 26,773.80
- Total on deposit: \$ 78,959.17
- Motion to approve Treasurers Report by Greg McCoy, second by Tracey Nelson. Motion carried.

Committee Reports

- ARB by Ollie Dixon.
- Grass cutting of 4 property owners – priority mail letter and 1 of them called and he spoke for 3 owners and he said they would be cut on time.
- Letters – Sherry is working on one of them.
- Ollie is working on the letter for the waterfront and he hopes to have those done within the next couple weeks. ARB will get them approved and get them to the board.
- Boat Storage – lot of rain so it hasn't been cut yet. It will get done in the very near future.
- Long Range Planning
update on excel sheet # 3 needs to be resent with other scenarios

Mat Bottoms will look into this for the next meeting.

Minutes from July meeting:

“Step 1: Review if outside road piece from “maintenance” sign to gate is recorded private or public. If recorded private, then have to convert to public before they will take core samples.

Step 2: Take core samples would reveal if up to standard.

Step 3: Get up to standards and see if the State would take over that piece.”

Phase V – Mat commented about looking into seeing if State can take over that piece of road also in Phase V.

Need to send out electronically the Long Range Plan and 1 excel financial sheet.

Old Business

- Dead Trees - 3 + 1 small one need to be taken down – Nancy got an estimate from Styrons Tree Service. \$ 1300 for 4 trees and stumps removed. He is bonded and insured. These would fall on cemetery if we got a storm so they need to be taken care of. Greg – it's a good price and makes a motion to approve the removal of trees. Second by Larry Knain. Motion carried.
- By-laws discussion – Gail & Mat Bottoms. How HOA's are supposed to rule. Ours are governed by 55A. Went through and marked – are there conflicting statements and also several statements including about the raised beds. It states that only the initial landscape plan has to be approved. One part that raised my eyebrows was that the developer has lifetime rights to first floor of clubhouse to sell real estate. This is just from the first read. Mat has sent his comments to Nancy, Gail and Tracey. Mary Ann stated that 55A will direct you on percentages on several things. Mat thinks that we can put it to the membership for a vote. Insurance would not cover office space. Declarant period is over. Mat recommends that at the end of the committees investigation, we have a list of items and decide if we go with a list for a vote or go item by item for votes. Compare items to 55A first.
- Website – Greg Ricker. He's going to get with Kendall to get some things uploaded hopefully within the next week.

New Business

- Information from Mary Ann. Clubhouse information from Land's End. Discussion regarding other communities and options they have done with their amenities. Some have rules and regs for renting out clubhouse. Others have sold or become private clubs. Possibility of selling Clubhouse to someone to run a business. Ideas – yoga studio, workout gym, coffee bar – need entrepreneur to take it over if we decide to sell. Gail – event insurance, the insurance company said we would have to fill out the application to get an estimate. Continue to rent out to property owners.
- Motion to only rent clubhouse and amenities to Stanton Landing property owners and their guests. Mat, second Greg McCoy. Motion carried.

Next Meeting Date: September 26, 2012 @ 7:00 p.m. at Clubhouse.

Adjourned: Motion to adjourn by Mat Bottoms and second by Greg McCoy. 8:09 p.m.