

## **SLPOA Board Meeting Minutes September 26, 2012 FINAL**

### **Welcome & Attendance**

Nancy Dixon, Kendall Maynard, Gail Bottoms, Mat Bottoms, Mary Ann Watkins, Larry Knain, Tracey Nelson, Sherry Davis and guest Ollie Dixon. 7:01 p.m.

### **Approval of Meeting Minutes**

Board Meeting Minutes August 22, 2012. Motion to approve minutes Tracey Nelson, second by Larry Knain. Motion carried.

### **Treasurer's Report 1-1-2012 – 9/30/2012** by Gail Bottoms.

- Collected a little bit more money in August & September. 1 lot being foreclosed and goes up for auction tomorrow and we have been told that we will probably not be able to collect on the lien. That leaves 1 lot that hasn't paid for this year and a lien has been initiated on that one. 1 lot that is making installments and still owes \$ 235.00
- Expenses ordinary, received insurance invoices – question about flood policy, it is the only one that was increased. It is \$ 1000.00 deductible. We could increase the deductible to reduce rate if we want to. Decided to keep as is.
- Income: \$ 45,098.50
- Operating expenses: \$ 25,906.78
- Checking balance: \$ 23,693.19
- Operating Reserve balance: \$ 20,000
- Capital Expenditures Reserve Balance: \$ 26,796.81
- Total on deposit: \$ 70,490
- Motion to approve Treasurers Report by Tracey Nelson second by Larry Knain. Motion carried.

### **Committee Reports**

- ARB by Ollie Dixon.
  - Update on boat storage / grass cutting – it has been cut and sprayed and looks good.
  - Waterfront Property Owners Letter - Meeting on Monday evening to finalize and discuss letter to send out. The waterfront letter is completed and waiting for approval. Discussion – view from ground level or most live on the second floor. There are no proposed restrictions on height. Purpose is to get feedback from other property owners. Questions regarding the Core of Engineers line. These items need to be noted in the ARB notes for everyone regarding the COE line which varies and Ollie has map that shows the line. Motion to approve letter by Larry Knain, second by Mary Ann Watkins. Motion carried. Gail will send by email within the next couple days.
  - Compliance letter is close to being finished and will be sent out to the board by email within the next 2 weeks for approval / vote by board.

### **Old Business**

- Dead Trees – Nancy Dixon. 4 taken out and they did a great job. Completed.
- By-laws – Gail & Mat Bottoms. When Tracey submitted her recommendations to By-laws that it struck Mat odd that the Declarant part doesn't go away but Gail and I have been reading those since and there are a lot of contradictory statements. November 1,

2013 relinquishes rights or 75% of lots unless develops another part then maintains rights. A lot of issues far beyond what we started to fix. Recommend not stirring pot right now. 2017 might be the best time to make changes unless we have a written statement from Gary that he has relinquished those rights. Mat recommends to the board to have an attorney review the documents. Tracey recommends that we come up with specific questions for the attorney. Mat agrees especially concerning the Declarant. Motion to seek legal counsel for By-laws and Covenants by Mat Bottoms, second by Larry Knain. Motion carried.

- Website – Nancy Dixon. Working a lot with Greg this week. We have all the Treasurer's reports uploaded and the Long Range Planning report is uploaded. Nancy has letter ready for homeowners regarding the Long Range Plan.
- Status of Road – Matt. No resolution yet – have been back and forth with DOT personnel and going to register of Deeds to look at all the property owners that have property adjacent to road.

### **New Business**

- Replacement of 12 shrubs around the pool and clubhouse – Nancy Dixon, cost \$ 280. Motion to spend \$ 280 to replace shrubs by Mary Ann Watkins, second by Sherry Davis. Motion carried.
- Installation of light on the flag at clubhouse – Nancy Dixon. Recommend another bid.

**Next Meeting Date:** October 17, 2012 @ 7:00 p.m. at Clubhouse.

**Adjourned:** Motion to adjourn by Nancy Dixon and second by Larry Knain. 8:09 p.m.