

SLPOA Board Meeting Minutes January 16, 2013 DRAFT

Welcome & Attendance

Nancy Dixon, Kendall Maynard, Mary Ann Watkins, Gail Bottoms, Sherry Davis, Mat Bottoms, Tracey Nelson, Greg McCoy. 7:05 p.m. and Ollie Dixon, guest.

Nancy needs to amend the agenda. Add Home/Landscaping Modification Approval Form to Committee Reports and add roads discussion under other discussion.

Approval of Meeting Minutes

Board Meeting Minutes December 12, 2012. Motion to approve minutes as corrected as submitted by Mary Ann. Second by Mat Bottoms. Motion carried.

Treasurer's Report 1-1-2012 – 12/31/2012 by Gail Bottoms

- Final Treasurer's report for 2012 was submitted.
- Income: \$ 45,978.50
- Operating expenses: \$ 35,639.86
- Checking balance: \$ 14,904.56
- Operating Reserve balance: \$ 20,000
- Capital Expenditures Reserve Balance: \$ 26,830.64
- Total on deposit: \$ 61,735.20
- Foreclosed lot – we will have to write off. Noted on this Treasurer's report. We will collect prorated dues upon the date of the sale to the end of 2012.
- Sherry Davis made the motion to approve the Treasurer's Report as submitted by Gail Bottoms and second by Mary Ann Watkins. Motion carried.
- Comparison for 2012 numbers. Discussion on current CPI & previous vote to approve 2% increase. Nancy pulled the entire year of CPI. Average increase was 2.1. Discussion of 1.7 vs 2.1 for an average of the year. Mat recommends to be consistent from year to year. Board has agreed to take the yearly average. Motion to take the average of the 2012 CPI rounded to nearest percent by Mary Ann Watkins. Second by Tracey Nelson. Motion carried. Opposed by Greg McCoy. (CPI report from the Bureau of Labor Statistics will be attached to minutes)
- Presentation of final budget. Gail used the same numbers with the 2 % increase. Motion to approve the budget as submitted by Tracey Nelson. Second by Mary Ann Watkins. Motion carried.

- Legal fees. Nancy received another bill from the attorney for \$ 250 and asked if all bills had been paid. The reference on the bill noted "Letter to homeowner regarding garden". Doug Goines said that Gail had called him. Nancy thought this bill was for a previous charge. Nancy called to check the billing – Mr. Goines forwarded emails regarding his conversations with Gail. Nancy questioned why contact was made with the attorney and Gail replied she wanted to make sure that he had all the previous emails from the beginning. New Legal fee bill equal \$ 250.

Committee Reports

- ARB – Mat
When the ARB met last week, they compiled and edited the forms which will help streamline the process to get them on the website in a new section for New Homeowners. The new forms will show who is on the ARB committee and the forms that are needed. Placing it on the website will make them readily available for all property owners.
- New Homeowner has not submitted final plan. Nancy – what are the stakes on the lot? Mat – thinks that they are Gary Hill’s stakes. Jim’s house will be in line with Gene Campbell. Mat advised homeowner to make sure he gets a survey.
- Board Approval of ARB Compliance letter – Mat. Letter to homeowners for those that have made modifications and had not requested approval. Motion by Sherry Davis to approve letter with edits that were stated by Mat. Second by Greg McCoy. Motion carried.
- Home / Landscaping Modification Approval Form – Mat. For the records to show what has been done. Motion to approve the Home/Landscaping Modification Approval Form as it stands by Mary Ann Watkins. Second by Greg McCoy. Motion carried.
Discussion – Ollie asked will this include “For Sale” signs?

Old Business

- Flagpole – Nancy. Called several electricians to come out and give us a bid. Proposal by Mitchell Fulcher with Atlantic Electric Service. Lighting for flagpole. Estimate based on supposition that wiring is functional and undamaged. Fixture not included. SLPOA will pick the fixture. Labor \$ 450, permit \$ 80, materials \$ 70 with possible addition of \$ 20. Total \$ 600. Note: 3 existing fixtures in pergola may be activated from this work and will be controlled with existing photocell. Discussion: Mary Ann asked about the previous quote. Greg asked about if it needs a permit. Ollie – commercial property may require permitting. Mary Ann – where does this come out of the budget. Motion to approve proposal for the bid from Atlantic Electric Service to light the flagpole. Second by Kendall Maynard. Motion carried.
- Purchase of vacuum – Sherry Davis purchased a Dyson vacuum cleaner from Sam’s Club – Special of \$ 269. Broom, dustpan and supplies. Total spent was approximately \$ 335.
- UFSLLC using clubhouse – Nancy contacted Planning and Zoning. Question about the Declarant’s lifetime rights to use Clubhouse as sales office. According to Planning and Zoning, Mr. Hill would have to request a special use permit to be able to use the clubhouse as a sales office.

New Business

- Set annual meeting date: April 27, 2013 @ 10:00 a.m.
- Volunteers to handle refreshment at meeting: Gail & Sherry & Mary Ann
- Timeline for mailings: President’s letter, budget, slate of open positions, proxies & call for volunteers to serve in these positions. Nancy has the timeline and will send letter 30 days in advance.

- Volunteers for nominating committee – Nancy calling for volunteers. 4 positions will need to be filled. Nancy Dixon, president, Kendall Maynard, secretary, Larry Knain & Greg McCoy will be coming off the board and positions will need to be filled. Sherry Davis has volunteered. Gail will help with names. Greg McCoy will help with making phone calls.

Other Discussion

- Roads – Mat. DOT just wrote Mat back. We were asking them to take over State Maintenance from sign to where they would stop at entrance. It serves enough dwellings to meet standard. Will need to be upgraded. Cost \$ 10K that DOT will pay. Several Forms to be completed. Gail has volunteered to help get forms done. If Gary Hill owns most of the property, then he will sign.

Next Meeting Date: February 13, 2013 @ 7:00 p.m.

Adjourned: Motion to adjourn by Greg McCoy. Second by Kendall Maynard. Motion carried.
8:34 p.m.