

Greg Leslie Ricker

From: shdavis [shdavis@ec.rr.com]
Sent: Tuesday, February 18, 2014 8:41 PM
To: gricker@suddenlink.net
Subject: SLPOA Board Meeting, January 14, 2014

SLPOA Board Meeting, January 14, 2014

Welcome and Attendance: Mat Bottoms, Gail Bottoms, Sherry Davis, Larry Knain, Tracey Andrejack

Call to Order: 7:00 p.m.

Approval of Agenda: Motion Larry, second Gail

Review of Minutes: Approved

Reports:

President: Mat Bottoms

Treasurer: Gail Bottoms.

Year end Treasurers Report

Income: \$50,773.55

Operating expenses: \$34,905.00

Checking account balance: \$18,082.06

Operating reserve balance: \$20,000.00

Capital expenditure reserve balance: \$39,322.97

Total on deposit: \$77,405.03

Motion to approve Treasurers report: Motion Larry, second Tracey

ARB:

Two lots sold this week. One new owner would like to start building soon.

Old Business:

Updates: Mat

Handicap Ramp:

In the process of being moved to the side by Alan Spivey.

He has also replaced more rotted boards in the parking lot that were deemed hazardous.

Clubhouse Waterfront Overgrowth:

Cleaned away overgrowth behind the clubhouse along the banks by Steven Pruitt, our new landscaper, for \$480.

We will have him spray in summer to keep the weeds down.

Parking Area Bid:

There are three areas that need attention:

1. Remove all the wood making up the parking lot and replace with asphalt.
2. Repave the asphalt on the driveway coming into the parking lot.

3. Repave the front parking that holds big puddles of water, therefore damaging the pavement.

We currently have two bids. This will be on the agenda to be discussed at the spring homeowners meeting.

Petition for Reassignment of Fire District:

Stanton Landing is currently in the North River Fire District. A new Beaufort fire station has just been finished that is closer to us on Highway 101. Stanton Landing homeowners pay more in taxes, our insurance is more, and the response time would be longer in our current North River district than we would have if we were in the Beaufort district. We sent a petition to all present homes in Stanton Landing to ask for support in our request to move. It was voted unanimously in favor. The Beaufort station might be willing to put in dry hydrants that would pipe in water from Core Creek to fight fires. The Fire Marshall presented our request to the Fire Commission, however it was tabled. On February 17 the County Commissioners will meet and Mat will ask to present our case there. He would like to take a group of people from the neighborhood in a show of support.

Deeds:

Deeds in question are for the boat storage area and a strip of land in the BIO-C area. The deeds are in the UFS LLC's name. His attorney has switched the deed for the boat storage to Stanton Landing's name. The UFS LLC has not decided whether to deed the land in the BIO-C area to Stanton Landing.

Rebid for Inspections:

We currently have a sewer service for the club house and pool. We would like to put this contract out for bid. It is currently being done for \$600 a year. Looking for three bids.

New Business:

Fire ant bid:

A bid for all the commons areas for \$375 a year. Approved.

Sales Tax:

A new law has been instated that requires a sales tax be charged for all services rendered, such as the landscaping contract and pool maintenance contract. This will need to be covered in the new budget. This will be discussed at the next meeting.

Set Date for Annual Meeting:

April 12, 2014. Mailings have to go out on February 1, 2014, to see if anyone wants to run for the board. Present board members are all willing to continue to serve. If anyone wants to nominate themselves to serve they should send their names to Cindy Campbell or Larry Knain.

Email Minutes with Summary:

Minutes of the board meetings will be sent out to all property owners each month.

Next Meeting:

February 18, 2014

Adjournment: 8:10

Motion by Larry, second by Tracey

Minutes submitted by Sherry Davis

Sherry

Sent from my iPad=