

**STANTON LANDING PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
APRIL 12, 2014**

Welcome and Introductions Mat Bottoms Called to order at 10:05

There were twenty members present.

Treasurer's Report 2013. Gail Bottoms
Refer to attachment that was handed out by the treasurer.

Updates

ARB

It has been a fairly quiet year. Lori and Jim Banks moved into their new home at 279 Gatsey Lane. Richie and Kristi Paylor have started construction on their home on lot number 62, and lot number 42 was bought by Jonathan and Kim Piner.

Old Stanton Road

The State of North Carolina has agreed to take over the maintenance of Old Stanton Road almost up to our entrance.

Fire District

Stanton Landing is in the North River Fire District. Mat Bottoms presented a map of the area showing that we are much closer to the new Beaufort Firehouse on Highway 101 than to North River. Old Stanton Road is in the Beaufort Fire District right up to our entrance, and then it changes to North River. If we could have our subdivision changed to Beaufort it would be considerable savings for us in our taxes and homeowners insurance. The North River Fire Department is under suspension right now and in danger of being shut down by the state. They do not want to lose our subdivision because they receive \$18,000 in tax money just for us.

Mat has tried to be put on the agenda to speak in our behalf at the County Commissioners meeting, but was turned down. There is an Open Mike Night with the Commissioners in late April that we could possibly be allowed to speak but for only 3 minutes. We may try to take a group from Stanton Landing to that. We do not think it is fair to be forced to pay higher taxes and higher insurance fees for substandard service.

Another item that might help lower our insurance and make it easier to put out a fire here would be to put in several "dry fire hydrants". These would be set up with pipes out to Core Creek so that fire trucks could pump water out of the water way in case of fire. This could also help lower our insurance rates.

Handicap Ramp

The handicap ramp that was originally run straight out the front door and down the front walk was moved. It now goes down to the right of the front door, running parallel with the building. This arrangement looks much better and is less obtrusive.

Overgrowth

The overgrowth along the banks at the docks in front of the clubhouse was cleaned out. The subdivision owns the waterfront there. The people that own those docks have an easement for the use of their docks.

We dock associations at the end of the subdivision will be asked to mow around their docks at least once a month to keep it looking neat and clean.

Pool Furniture

New tables and umbrellas were purchased last summer to replace the worn out furniture, and eight of the sling back chairs were recovered.

Codes Changed

New code to the front gate and pool bathroom has been changed to 4414.

Proposed Budget 2014. Presented by Gail Bottoms

Please refer to the attachment.

Motion for approval by Larry Knain and second by Mary Ann Watkins. Motion passed.

Voting on New Members for Board of Directors

Candidates (four vacancies for two year terms)

Tracey Andrejack

Gail Bottoms

Mat Bottoms

Sherry Davis

No new nominations were submitted. Motion made to accept these nominees by Jack Edwardson and second Barbara Bennett. Motion passed.

Discussion

Parking Lot Issues

The clubhouse parking lot is in dire need of replacing. The boards in the parking area are rotting, and since the substructure is standing in water most of the time, it is probably rotting also. The standing water is causing the driveway into the parking lot to crack and buckle. The road in front of the

clubhouse holds water most all of the time also which is causing damage to the pavement.

Bids were obtained. The low bidder divided the job into three issues. The first issue would be to remove the wood from the parking lot and replace it with asphalt and paint the stripes for parking. That would cost \$15,000. The next issue would be to topcoat the road into the parking lot. This would cost \$7,000. The third issue would be to repave the road and parking area in front of the clubhouse. They would wedge the asphalt to help the water run off the road and would also asphalt the ditch where the water would be directed. This would cost an additional \$9,000. The total for all three would be \$32,000.

A motion was made by Kathy Bellamy to do all three projects, and a second by Victor Maynard. After some discussion, it was put to a vote but did not carry. Another motion was made by MaryAnn Watkins to do only the first two projects and a second by Alan Averette. Motion carried.

Other Topics

Overflowing Ditches

There is concern about the water overflow from stopped up ditches in the neighborhood, especially during heavy rains. The property owners of the ditches that run out to Core Creek are responsible for keeping them cleaned out. Those property owners need to be contacted.

Clubhouse

Many of the members are concerned about the high cost involved in having a clubhouse that is very seldom used. Options suggested were selling the clubhouse, or tearing it down and building a larger pool in its place with a small pool house and bathrooms. This will be discussed at the next Board meeting. Replacing of the parking lot will be put on hold until this issue is settled.

Adjournment. 11:30

Officers for SLPOA Board of Directors:
President- Mat Bottoms
Vice President - Greg McCoy
Treasurer - Gail Bottoms
Secretary - Sherry Davis