

SLPOA Board Meeting

July 15, 2015

Members Present: Mat Bottoms, Gail Bottoms, Sue Hughes, Tracey Nelson, Sherry Davis

Approval of Agenda: No additions

Review of Minutes for March 5, 2015 and April 18, 2015 Annual Meeting. Gail motioned they be approved and Tracy second. All approved.

Reports:

Treasurer: Gail Bottoms

Total operating expenses for June: \$2,265.72 Checking Account Balance: \$45,191.29 Reserve Balance: \$20,000 Capital Expenditure Balance: \$24,114.93 Total on Deposit: \$89,306.22 Sherry motions approved, Sue second. All approved

ARB:

Lawn mowing is going well. Everyone is finally keeping their lots mowed. ARB is working on developing a policy on owners of the ditches maintaining their ditches three times a year, and the consequences if they don't. Also setting up policies for fences, pools, and out buildings. The Board discussed what we have so far and it was decided that the ARB needed work on these policies further. ARB will now be meeting once a month. The first Thursday in each month.

Old Business Updates:

Mowing of Ditches

The ditches should be mowed by the home owners of that lot. It should not be paid for by the Association. Daniel Lewis said he would charge \$40 per mowing for each side of the ditch three scheduled times a year. He would charge \$240 minimum to come out for a non-scheduled mowing. If they keep it on a schedule, it would be \$40 each mowing. They should mow three times a year, May, August, and October. This would go into effect in 2016.

If the Association has to mow it for the owner, there would be a \$300 charge plus the Attorney fees and lien fees. The same charges would apply to lots that do not comply with the mowing policy.

Fire District:

We have not had much cooperation from the County Commissioners in changing our fire district from North River to Beaufort. The Board voted to send a letter to Commissioner Crittenton asking for her support. She is the Commissioner for Mill Creek. The next meeting is June 20, 2015.

New Business:

Old Stanton Road Repair needed:

The road is in horrible condition. Phase 5 has an association just for the road repair. A letter will be sent to Phase 5 to ask them to repair the road.

Boat Ramp Repair:

Mat met with two construction companies for ideas and estimates.

We have three options:

1. We can repair what we have. Cost would be approximately \$5,000. Which would still basically be unusable.
2. We can eliminate what we have now. We would dig into the bank 30' for the ramp. Have a dock on both sides with a place to tie off. Cost approximately \$50,000. Concrete ramp. Seawall would be plastic. This would require an assessment of each lot owner.
3. Or we can close it down and do nothing.

It was decided to wait until the next Annual Meeting and ask the membership for recommendations.

Policy review:

The ARB brought ideas on setting up more concrete policies for fences, private pools, and storage buildings. After much discussion, it was decided that the ARB would continue working on this.

Adjourn. 8:30