

# SLPOA Meeting

October 20, 2015

**Members Present:** Mat Bottoms, Gail Bottoms, Susan Hughes, Tracey Nelson, Gary McKeel, Larry Knain, Sherry Davis

## **Approval of Agenda**

**Review of Minutes:** Sherry

**Motion to approve:** Tracey, second Gary

## **Reports:**

**Treasurer:** Gail

All lots have paid dues. One lot sold.

Checking account balance: \$31,376.73

Reserve balance: \$20,000

Capital expenditures balance: \$24,125.94

Total on deposit: \$75,502.67

Motion to approve: Sherry, Second Susan

**ARB:** Sherry

Reported business from August meeting. Decision to allow living quarters over the detached building on Phase 5 lots.

Corbitt Norris given approval to remove berm between his lot and Old Stanton Road.

Revision Proposals of: Fence Policy, Pool Policy, and Detached Building Policy.

## **Old Business:**

**Old Stanton Road:** Gary

Phase Five property owners are working on repairing Old Stanton Road. They all realize they signed a paper, when they closed on their property, saying they were responsible for the maintenance of their road. They did not realize how poorly constructed the road was, and are surprised the DOT approved it.

One of the dump truck companies that uses the road brought in gravel and packed it down, however this is a temporary fix.

There are only 12 owners of the 17 lots, and they have not had 100% cooperation in solving this problem.

**Boat Ramp:** Mat

There has been more washing under the ramp, especially from the last storm.

It will be costly to repair, and then still might not be user friendly. We will approach Sea Gate to try to negotiate a neighborhood pass and possibly a fuel discount with them instead of replacing our ramp which is in a location that is not conducive to loading and unloading boats.

**Fire District:** Mat

Russell Overman replied to a letter from Mat. There have been no changes in our situation. We are still in North River's Fire District, however Beaufort Fire Department will be servicing us until North River has completed their requirements to reopen.

**Policy Review:** Gail

Gail formed a committee to consolidate different materials that we had on various policies to make them more concise and less confusing.

The changes were made to the following policies:

Delinquent Accounts: No procedural changes were made. It just took out the repetition and condensed the old letters.

Motion to approve, Gary, second Sherry. All approved.

**Grass / Lawn Mowing Policy:**

Delinquent mowers will continue to be charged \$300 per lot mowing, but they will also now be charged with any associated fees, such as attorney fees and court costs for filing liens.

Motion to approve by Gary, second Sherry. All approved.

**Creek Club Clubhouse Rental Agreement:**

Condensed the old forms to three pages of rules and one page to be signed and returned. We also decided to do away with the \$50 rental fee for owners, and increase the deposit to \$150. A cancellation deadline will also be added. There was no motion for this until next meeting, after the new changes in charges are made.

**ARB Policy Changes:**

The ARB has been working on making policies for Pools, Detached Buildings, and Fences. There was a motion that we ask for advice from our attorney on these policies before we vote on them.

Motion Gary, second Sherry.

**New Business:**

**Flooding Issues:**

The recent storm, as well as past storms, have caused considerable flooding in the neighborhood. Motion was made to get professional advice and prices on how to correct the problem.

Motion, Gail, second, Larry.

**Gate:**

The gate at the entrance is not working. Repairs will cost approximately \$900.

**Rebids for Budget:**

Due to the rise in cost of maintaining Stanton Landing, we feel the dues need to be increased more than we have in the past, rather than have a costly assessment. We will have a poll sent out to all members asking for opinions on an increase.

**Next meeting:** Nov 17 at 7:00

**Motion to adjourn:** Tracey, second, Susan.