

**SLPOA Meeting
November 17, 2015**

Members Present:

Mat Bottoms, Gail Bottoms, Susan Hughes, Gary McKeel, Sherry Davis and Tracey Nelson

Meeting began at 7:05pm

Approval of Agenda:

Approved unanimously

Review of previous meeting minutes:

Approved unanimously

Treasurer's Report:

Gail:

October report: Dues collected from all lot owners.

Checking Account Balance: \$28,341.32

Reserve Balance: \$20,000.00

Capital Expenditure Balance: \$24,129.57

Total on Deposit \$72,470.89

ARB Report:

Sherry:

Piner's landscaping has been approved, but more detail is required as to landscaping around the hot tub and fence for approval.

Langman's landscaping has been approved and noted that they need to add more plants on the north side and screening or plants around the heat pump.

See ARB meeting notes if more info is needed.

Old Business:

Gary:

Stanton Landing Road update; Gary is meeting with paver on Friday Nov 20 or Monday Nov 23.

Gary will update after he meets with the paver. There is a possibility the state would take over maintenance of the road if it is constructed according to state specifications.

Mat:

Neighborhood flooding is still being worked on.

Entrance Gate has been repaired. Parts and labor came too \$851.70

New Business:

Approval of new policies reviewed at last meeting.

- **Clubhouse Rental Agreement:** \$150.00 security deposit and Clubhouse rentals are limited to 24hr period.
Motion to approve: Sherry. Second by Tracey. Motion put to vote. Motion approved by all Board members present

- **Detached Buildings Policy**

Motion to approve: Gail. Second by Gary. Motion put to vote and approved by all members present.

- **Fence Policy**

Motion to approve: Sherry. Second by Gail. Motion was opened for discussion. Motion put to vote and passed 5-1.

- **Pool policy**

Motion to approve: Sherry. Second by Gail. Motion was opened for discussion. Motion was put to vote and passed 5-1.

Ramp/Seagate Marina

A motion was made to let Gary continue talks with the owners of Seagate Marina.

Motion to approve: Susan. Second by Gail. Motion to carry approved.

Gary has spoken with Seagate Marina. Seagate Marina not a part of the Seagate Homeowners Association but a separate association. They have agreed to allow property owners of Stanton Landing free access to their boat ramp for free until end of November. From December to April the SLPOA would be required to pay \$100.00 for all property owners to have ramp access. From April to November still needs to be discussed by the Seagate Marina Association. There is also a possibility that we may be able to join the Seagate Marina Association. A gas/diesel fuel discount is also a possibility. Gary will continue his talks with Seagate marina as to how we can move forward and keep the board apprised as to his progress.

Flooding at corner of Gatsey Lane and end of entrance way.

Repairs need to be made again. Mat will try to make repairs to the corner to alleviate the flooding there. Board approved.

Grass Mowing Increase

There is a possibility that the mowing contract may increase minimally. The board approved an increase due to the fact that the current contractor has been reliable and does a thorough job.

Future Budget Concerns

Gail: CPA checked with the state and confirmed that pool cleaning and lawn care are non-taxable.

Flood insurance increase is expected.

An assessment was sent out to some property owners to get their opinion on a property dues increase.

They were asked would it be better to have an annual increase or wait and have a future assessment.

Most property owners agreed to an annual increase over a future assessment. Gail is proposing we increase dues because of aging issues and we may fall short on our operating expenses for the next 5 to 10 years if we don't address this soon. Dues were increased last year 0.8 percent per the CPI. The current CPI is zero percent. We would need 2/3rd of home owner's approval to increase dues.

Mat suggested that we table this issue until our next meeting.

Next Meeting:

We need to develop a committee to recruit new board members. We also need to further address budget and dues issues.

Next meeting Jan 26, 2016

Motion to adjourn: Gail. Second by Susan

Meeting ended 8pm.