

**STANTON LANDING PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
**April 16, 2016**

Welcome and Introductions by Mat Bottoms

Treasure's Report 2015: Gail Bottoms

All dues were paid in 2015. We have 17 houses and 74 lots. Some of the big expenses last year were new carpet for the clubhouse, paving of the parking lot, cleaning the ditches for better drainage of the whole community, a new refrigerator for the clubhouse, increase in insurance, and clubhouse expenses in general.

Checking account balance: \$24,497.10

Reserve balance: \$20,000

Capital expenditure balance: \$24,136.95 Total on deposit: \$68,634.05

Update:

ARB:

There were three new homes built in 2015.

Anyone with plans to change the outside of your house or lot must submit a request for approval by the ARB.

The ARB monitors the mowing of lots. They should be mowed twice a month from April through October. Delinquent mowers will be charged \$300 per lot mowing, and will also be charged with any associated fees, such as attorney fees and court costs for filing liens.

POLICIES

Policy Changes:

Clubhouse Rental Agreement: The rental fee of \$50 has been done away with. There will be \$150 deposit that will be held until after the event to cover any damage to the facility or cleaning that needs to be done. The renters are responsible for cleaning the clubhouse. Only property owners are allowed to rent the clubhouse. The old forms were condensed to three pages of rules and one page to be signed and returned. A cancellation deadline was also included.

New Policies:

Detached Building Policy: Houses on the second row and Phase 5 may have detached building. The waterfront homes may not.

Fence Policy: Fences are allowed on the second row and Phase 5, but not allowed on the waterfront lots.

Pool Policy: Houses on the second row and Phase 5 may have pools, but not allowed on the waterfront lots.

There are regulations on the detached buildings, fences, and pools that can be found in our guidelines.

### **FIRE DISTRICT**

We are in the North River Fire District. Since the station has burned down and been rebuilt, they have certain regulations that they have to complete within the next year. If they fail to do this they will be shut down completely and Stanton Landing will then be placed under the Beaufort District.

### **FLOODING**

The ditches on lots without houses, in Phase 5, the dock area, and at the boat storage lot will be mowed by the Stanton Landing Association. The reason for SLPOA maintaining these ditches is to avoid flooding in the neighborhood during heavy rains. The retention ponds are also going to be cleaned out to help with the flow of heavy flooding.

### **BOAT RAMP**

To repair the boat ramp back to it's original state will cost about \$5,000, but will still be basically unusable. To replace the ramp to a more user friendly state would cost about \$50,000. Sea Gate has agreed to allow us to use their ramp for a year at a minimal cost to the association. Passes are available to show at the Sea Gate Marina. It was agreed to wait until next year to decide further action.

### **POOL**

The pool will open May 1. Hours are 10:00 a. m. until dusk, with the same rules as last year.

### **LONG RANGE PLANNING COMMITTEE**

There was a request for a new committee.

Volunteers were: Gail Bottoms, Gary McKeel, Keith Dippel, Allen Spivey, and Allen Averette, Rodney Hutcherson, and Susan Hughes.

### **PROPOSED BUDGET 2016**

Presented by Gail Bottoms

See attachment for the proposed budget in full.

Motion to accept the budget by Larry Knain, second Gary McKeel. Unanimous approval.

Discussion was that if we keep the dues the same, only increasing them in accordance to the Consumer Price Index, (.7% for 2016) we will not be able to keep up with rising costs nor have money for repairs and improvements. There was a motion, by Victor Maynard, and second by Keith Dippel, to increase the dues \$50 for every lot. The vote passed 29 in favor, 10 against. The rule is that we

must have a 2/3 affirmative vote of the people present at the meeting plus the proxy votes. That will bring the dues to \$873 for homeowners and \$564 for lot owners.

**VOTING ON NEW MEMBERS FOR BOARD OF DIRECTORS Candidates** (Four Vacancies - Two year terms)

Gail Bottoms

Sherry Davis

Rodney Hutcherson

Beth Lanning

Passed with unanimous approval.

ADJOURNMENT 5:10PM

Everyone was invited to a cookout at the Clubhouse after the meeting.