

STANTON LANDING PROPERTY OWNERS

Annual Meeting
4-29-17

Welcome and Introductions

Board members introduced. Association members introduced themselves and stated their lot number.

Treasurer's Report - Presented by Gail Bottoms. (Copy of Treasurer's Report Provided in print for each homeowner.)

Updates

ARB - Presented by Mat Bottoms. Reminded homeowners to store boats in storage lot and to submit a request in writing to ARB for alterations to the exterior of their home.

Pool - Presented by Sherry Davis. Pool passed inspection and opened on 4/29/17. Reminded homeowners of pool rules.

Recommendations from Long Range Planning Committee - Presented by Rodney Hutcherson. Homeowners were provided a printed copy of the Long Range Planning Committee Proposal at the annual meeting. A copy of the proposal was also provide via email to each homeowner prior to the meeting. The following items were each addressed in the Long Range Planning Committee Proposal:

Entrances- Signs need to be repainted.

Roads - Repair and repaving of roads projected for 2023.

Boat Trailer Storage Facility - Homeowner discussion of potential future expansion of the boat trailer storage facility in 2021. Motion to reevaluate the boat storage every year made by Ms. Mary Ann Watkins and seconded by Mr. Flynn. Motion voted on by homeowners and approved. Motion carried with a vote of 29 to 10 with 5 abstention.

Pool

Clubhouse

Subdivision Drainage

Boat Ramp Repairs/Removal - Rodney Hutcherson discussed that the homeowners will either have to repair or remove the boat ramp. Ms. Hutcherson made a motion to remove the ramp which will provide the due diligence, should the motion pass by 2/3 majority, seconded by Mr. Asheby. The covenants will have to be amended if the ramp is voted to be removed. The vote was 19 yes, 16 no, and 9 abstained. A note will be sent out to all homeowners to determine if 2/3 vote can be obtained to remove the ramp.

Clubhouse Rip Rap - Needs to be refurbished.

Discussion of Funding - Rodney Hutcherson discussed the proposal for funding the items on the Long Range Plan. A printed copy of the Funding Options was provided for each homeowner. Mr. Hutcherson pointed out that if there is no dues increase then an

assessment of \$1850 will be necessary from each lot in 2023 to repair the roads and continue to provide regular maintenance. A motion for Option number 2 made by Mr. Daugherty, seconded by Dr. Watkins. The vote was 23 yes, 16 no, 5 abstain. Option number 2 was for a partial annual dues increase of \$75 and future assessment of \$1300. A letter will be sent to all property owners for a vote on this motion.

Proposed Budget 2017 - presented by Gail Bottoms. A printed copy of the 2017 budget was provided on the agenda for homeowners to view. Ms. Watkins made motion to accept budget, seconded by Ms. Hutcherson. Unanimous vote to approve the proposed 2017 budget.

Voting for New Members for Board of Directors - Presented by Ms. Davis. Unanimous vote to approve these new board members.

Candidates (three vacancies - Two year terms)

Susan Hughes

Gary McKeel

Wes Wallace

Discussion

Other topics - Mail box paint available from Mr. Bottoms.

Adjournment