

## Stanton Landing Property Owners

Annual Meeting, April 21, 2018

### Board Members:

Gail Bottoms	Elizabeth Brookins.	Rodney Hutcherson
Sherry Davis.	Karen Manspeaker.	Gary McKeel
Susan Hughes		

Welcome and Introductions: Rodney Hutcherson, President

Treasurers Report: Presented by Gail Bottoms

Totals for 2017

Checking Account Balance: \$23,312.63

Reserve Balance: \$20,000

Capital Expenditures Balance: \$47,986.61

Total on Deposit: \$91,299.24

Everyone was given a printed copy of the Treasurer's Report.

Update from the Board:

ARB: Matt Bottoms

There are 5 houses under construction now.

Helpful advice from our ARB: If you are planning to build a house here, check our covenants on line before paying money for plans that won't work in Stanton Landing.

Also be aware that the rules for Phase Five are different from the rest of the neighborhood due to the size and location of those lots.

Pool: Sherry Davis

Our pool is scheduled to open May 1.

There is a new gate with a coded lock on both sides of the gate. The code for the gate is C4018.

Update on Actions From the Board: Rodney Hutcherson

The boat ramp was repaired to bring it back to its original condition. However, the Association has also bought passes for all our members to use the Core Creek Marina. Everyone can get their passes from Gail Bottoms or Sherry Davis. The Marina owner has asked that we not park our vehicles or boat trailers inside the gate, but to park them outside the gate after unloading your boat.

Flooding around the clubhouse: Gary McKeel

We have hired an architect who has submitted the plans to correct drainage around the clubhouse and on Dolphin Way to CAMA. Awaiting CAMA's response.

Security in the Subdivision: Rodney Hutcherson

There have been situations in the neighborhood that have alarmed our families. We have spoken to the Sheriff's Department. They have been patrolling more often. And have also suggested that we put up No Trespassing signs to discourage people from conducting illegal activities here. If we have signs up, then the police can legally ask nonmembers to leave, or be arrested.

Open Discussion:

The question was asked about the washout of the shore line at the docks in front of the clubhouse. Gary McKeel addressed this issue saying that we are waiting for the contractor to come correct it. The

contractor says that he is waiting for the ground to dry up before bringing heavy equipment into the yard of the Clubhouse.

The question was asked about having street lights on Old Stanton Road. The Board looked into this last year and decided to wait until more houses are in Phase Five so that we would have more electrical boxes to run electricity from, otherwise, it would be cost prohibitive. The Board is going to work on this again this year.

The question was asked what the dues for the dock association are used for. The answer was that they were used for grass mowing, power for the water pumps, and lifts, etc.

Proposed 2018 Budget: Rodney Hutcherson

The roads will probably need to be resurfaced within 5-7 years. Our normal budget does not give us enough extra money to cover the roads, which would cost approximately \$200,000. The Board suggested that the dues be increased \$300 per lot. These funds will be for the road paving only.

It was also discussed that, because of the way the Covenants are written, Old Stanton Road, in Phase Five, is the responsibility of the lot owners in Phase 5 only. After much discussion, some of the residents would like to see how we can legally change these Covenants. SLPOA Board will discuss this at a future board meeting.

Vote for 2018 proposed budget:

A motion was made by George Brookins to vote on whether or not to increase the dues by \$300 for road maintenance, Raye Mitchell second. All approved.

It was explained that if you vote "yes", it means to increase dues by \$300.

To vote "No", means no increase.

Results: Yes, 32 votes. No, 10 votes.

The vote passes to increase the dues by \$300.

After the vote, SLPOA Board President (Rodney Hutcherson) and Phase V Board President (Dennis West) will get together to discuss how to formulate a plan to handle SLPOA Roads and Phase V Roads collectively.

Vote for Board of Directors:

2 year Terms (4 Vacancies)

Gail Bottoms

George Brookins

Rodney Hutcherson

Keith Dippel

Debbie Hutcherson motioned to vote these four people in, Raye Mitchell second. All approved.

1 Year Term (1 vacancy)

Karen Manspeaker

Susan Hughes made the motion to accept Karen in this position, George Brookins seconded. All approved.

Adjournment

Dinner was served.