

Stanton Landing Board of Directors Meeting – February 28th, 2019

In attendance:

Rodney Hutcherson	Keith Dippel (phone)
Gail Bottoms	Karen Manspeaker
Gary McKeel (phone)	George Brookins
Susan Hughes (phone)	

January 17th, 2018 meeting Minutes:

Meeting minutes were reviewed. Motion to accept with addition by Gail, 2nd by George

All approved.

Treasurer's Report:

Report was presented by Gail, motion to accept by Karen, 2nd by Keith

All approved

We reviewed the proposed 2019 budget developed by Gail. Everyone shall review the budget and we will finalize at the next Board meeting.

Dock Washout Status:

Rain has held up the repairs but Gary will try to complete in next 2 to 3 weeks weather permitting.

We also discussed the demand from Carteret Craven EMC to remove the cameras attached to their utility poles. One has already been removed and the other will require ladder. We will need to determine what to do going forward.

Clubhouse Issues Update:

Work Out Room: Flooring is being installed on Monday, March 4th. Equipment will need to be moved and that is being coordinated by Gail.

Pool Service: Sherry and Mel will no longer perform the pool maintenance and we need to find another service. Gail obtained 2 quotes to perform the work. We reviewed the quotes and contracts. Motion was made to award service contract to Sandy's Pool Service by Gary and 2nd by George. All Approved.

Pool furniture has also been redone and ready for opening of pool.

Clubhouse Drainage: Keith will continue to develop the estimate for the drainage issues in the west parking lot.

Stanton Landing Website:

Susan updated us on the website development. The company that we approved to award the development to during January BOD meeting indicated that the original price for development was a promotional price and that price has now doubled. After much discussion, we decided to try to obtain other quote for the website development and maintenance.

Subdivision Signs and Plants at Entrance:

Replacement Sign: Sign has been taken to CCBS&Sign Shop and they are working on replicating. The sign will be ready in about 3 to 4 weeks.

Entrance Proposal: Gail presented designs for redoing the Subdivision entrance off Old Stanton Road. Estimated ball park cost is approximately \$10,000. After discussion, Gail will refine the estimate along with getting the cost to replace only the dead vegetation. We will put on the agenda for the next board meeting to finalize.

Trash Pick Up:

Gail discussed a request to provide trash pick -up for the pool during the summer. We felt would be difficult to have trash company to come by to pick up trash since someone would have to place the trash receptacles out each week. We discussed the possibility to locate a trash dumpster that would be picked up by either Waste Management or another company and everyone in the Subdivision could throw their trash into the dumpster during the week. After much discussion, we decided the potential for this area to become a “dump” area, that we would not provide a trash dumpster and we would continue to have everyone remove their trash when they leave the pool.

Additional Security Lights for Phase V:

Keith will contact someone to determine what it will cost to install additional security lighting along Old Stanton Road. We will review again at the next Board meeting.

Gary Hill's Lot near BioC Lots

Rodney received a call from Gary Hill regarding a lot he owns between the BioC lots. He would like to give this to Stanton Landing. We would need to pay for the transfer costs along with giving him rights to use the pool. After much discussion, Gail will contact our lawyer to determine the costs to transfer and send that to the Board. Rodney will let Gary Hill what we are doing and that we will get back with him regarding his offer.

Phase V Discussion

There continues to be concern about the LRP Road assessment. Discussion about the potential for prorating the assessment amount depending on how much the Phase V owners use the Stanton Landing

Roads (Entrance, Pool Area, Docks, etc.). After much discussion, we felt that that prorating based upon usage would be very difficult to manage since we all use different portions of the roadway.

Estimate to repair Dip in Road:

Keith discussed repairing the dip in Old Stanton Road with Concrete along with installing a Clay Cutout to prevent re-occurrence. The estimate is \$9,300. We discussed the concern about starting to have to repair the roads one small section at a time along with the clubhouse drainage and the front Entrance. We decided to explore the potential for borrowing the funds to be able to do the complete repaving along with the front entrance and drainage at the clubhouse. Rodney and Gail will review the Bylaws to determine if that is allowed and Gail will contact our bank to see if that again is possible. We will discuss at the next board meeting.

Annual Meeting Planning:

We discussed the April 27th, 2019 date and determined that we would hold the meeting on that date at 4:00pm with a cookout to follow. Rodney will develop draft of 2nd letter and provide for review.

Rodney will look at calendars and determine when the next meeting will be held.

Meeting Was Adjourned by All