

SLPOA Annual Meeting Minutes – April 27, 2013 DRAFT

Welcome – Mat Bottoms

Called to order 10:06 a.m. Introductions around the room. Overview of meeting agenda by Mat.

Attendance – 42 lots represented (attached sign in sheet).
15 Homeowners, 6 Absentee Ballots, 21 Proxies.

Treasurer's Report 2012 – Gail Bottoms

Created Accounts Outstanding for lots that have not paid the previous year's dues.
Review of Income & Expenses for 2012.
Income: \$ 45,700 collected.
Expenditures: Only out of ordinary expense was \$ 1300 for dead tree removal. No capital expenditures. Transferred \$ 8,800.00 into Capital Expenditures Account.

- Checking Account Balance: \$ 14,904.56
- Reserve Balance: \$ 20,000.00
- Capital Expenditures Balance: \$ 26,830.64

Updates – Mat Bottoms

Road – Board worked hard this year to get Old Stanton Road converted to State Maintained and this has been completed. State agreed to take over therefore any future repairs will be at their expense.

Gate – has programming glitches that will be addressed at the first new board meeting and we will see if it can be updated.

Long Range Planning Committee – big expenses are road maintenance, pool, and clubhouse. We will need to reassemble this committee.

Flagpole Light – Nancy and Ollie Dixon were instrumental in having this completed to adhere to the code for American flag display. It was just installed to code and passed inspection.

By Laws were reviewed and simply are a mess. We met with the attorney who said to not do anything. It is best to try to work within them without going to the trouble and expense of having them corrected and approved.

ARB – chaired by Sherry Davis.

- Jim & Lori Banks are getting ready to build.
- Mowing season has just started. Please be sure to have a contractor mowing your lot regularly.
- Modification letter - A letter was sent asking that everyone send in any modifications that have been done to their lot or home. These will automatically be approved so please submit them.

Mat mentioned all the new homeowners.

Pool Season – by Sherry Davis. The pool will be opening May 1st. Mel has been working on the pump. General courtesy: if you get something out to please put it back. We do not have a service that cleans up every night. Generally open dawn until dusk. It will open early but not necessarily at dawn. There is no lighting therefore there is NO night swimming allowed. Chemicals are put in at night. If you use the bathrooms or workout room in the clubhouse, the combination is the same as the gate.

Codes will be changed to 4413 for all locks hopefully today.

Website Login: www.stantonlanding.org

ID: owner

Password: 4413

Board is fiscally conservative. The Board had several discussions considering the Long Range plan and the increase in costs especially insurance before voting to increase the dues this year. The new budget reflects a 2% increase because the By-Laws state that dues may be increased either 5 % or the CPI (Consumer Price Index) whichever is the least amount. The CPI last year was 2 % therefore the Board voted for the 2 % increase. This will not keep up with inflation.

Proposed Budget 2013 – Gail Bottoms

Board voted to increase by 2%. We have 91 lots. The developer will now be paying for his 6 lots.

- Income: \$ 55,594
- Expenses: \$ 34,905
- Capital Expenditures Transfer: \$ 15,789

We have saved some money by re-bidding the lawn service. That money will be diverted to pay for the increase in insurance this year. The insurance bills do not come out until August. The board works hard to save money and cut back where ever we can like postage - we have been emailing invoices and letters as much as possible. The telephone cost has been extensively examined and because of the pool regulations then we have to have a land line dedicated for 911 and it has to be a business expense. We use conference calling for the board meetings and other meetings. Mat – we are looking at using an internet phone and Skype for meetings.

Motion to approve Budget as presented by Jack Edwardson, second by Larry Knain. Motion carried.

Presentation of Slate of Directors for Election

Mat - Board has been running with 9 members and after a review of the By-Laws, should only be 7 members. Mary Ann has resigned in order to accommodate the 3 – 4 election schedules. This leaves 3 vacancies for election this year.

Nominating Committee – Sherry Davis

Introduction of candidates: Cindy Campbell, Larry Knain, Greg McCoy for term 2013 – 2015.
Call for nominations from the floor? None received.

Motion to close nominations by Jack Edwardson, second by Mel Davis. Motion carried.

Motion to accept the three candidates as presented through acclamation by Jack Edwardson, second by Mel Davis. All in favor raise your right hand. Motion carried unanimously.

Mat - Board is here to serve you to make this a better community. Please let us know if you have any suggestions.

Discussion:

Drainage is a problem that needs to be addressed. Please be sure to advise contractor where all the lines are when one is brought in to clean up the ditches for better drainage. Please let homeowners know when backhoe/ contractor will be on site since homeowners may want to be on site at the time.

Adjournment – Motion to adjourn by Jack Edwardson, second by Greg McCoy. 10:49 a.m.