



Stanton Landing Property Owners Association
101 Dolphin Way
Beaufort, NC 28516
www.Stantonlanding.org

Stanton Landing Board of Directors meeting: **Friday February 11, 2022**

In Attendance: Rodney Hutcherson, Gail Bottoms, Dennis West, George Brookins and Karen Manspeaker
by phone Kat Kaushagen

Absent: Keith Dipple

- Minutes from last meeting (November 2021) Motion to accept by Dennis 2nd by George all approved
- **Treasurer's report** reviewed. All members agreed to move \$8,000 to Capital Expense balance. Motion to accept by Karen and 2nd by George all approved
- The SLPOA board reviewed the **2022 budget** and discussed increases in operating expenses due to economy rates rising. The SLPOA board also discussed how the budget might be impacted by the clubhouse/pool design. The budget will be discussed at the annual SLPOA meeting.
- **Contractor issues:** The ARB chair was in person to discuss concerns that the ARB board is having with compliance of homes under construction.
 - The ARB chair and the SLPOA board members discussed moving forward any newly constructed homes the ARB board chair and the SLPOA board director will meet with the homeowner and the contractor to ensure understanding/compliance with the SLPOA covenant prior to **any** start of construction.
 - The ARB Chair and the SLPOA board members will devise a plan moving forward for newly constructed homes about the landowner incurring imposed fines if they are in violation of the covenant until they are in compliance and the ARB has met and approved. To assist with compliance the ARB board will develop a plan of inspections somewhat similar to the NC building inspections to ensure the construction is being built to the approved plan.
- **Clubhouse:** Dennis presented the information gathered from the "Clubhouse Requirement Committee" with defining the requirements in 3 tiers: Basic option, Medium option, and High option. The committee also discussed the pool requirements to be included in the clubhouse requirements. The next step is to have architects design a sketch so we have an idea of cost to present at the next face to face SLPOA meeting. George motion, Karen 2nd motion all approved.
- **Trailer storage** lot was table until next meeting
- **Annual meeting** dates were discussed so letters can be sent to all land/home owners. Tentative date May 14, 2022
- Meeting adjourned: motion by George, 2nd by Dennis all SLPOA board members approved