



SLOA



Board Meeting-March 28, 2017

BOARD MEMBERS PRESENT:

James Mann, President
Karen Howerton, Secretary/Treasurer
Rodney Melvin, Director

Rick Mathisen, Vice-President
Rick Wilson, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:03 PM. All members of the Board except for Ronald Griffin present for the meeting.

MINUTES: Minutes from previous meeting had been sent to all Board members by email and were approved by email.

TREASURER'S REPORT:

Balances as of March 28, 2017

Checking Account.....	\$ 75,761.64
Money Market Account	90,132.00
Emergency Money Market Account.....	25,022.42
TOTAL.....	\$ 190,916.06

Payments (February 3, 2017 to March 28, 2017)

Check 1673: Larry Gates Construction (Removal Columns Donovan Landing).....	\$ 500.00
Check 1674: James Mann (Paint and Rollers for Boardwalk Donovan Circle).....	46.01
Check 1675: Karen Howerton (Stamps and Computer Virus Program).....	129.19
Check 1676: James Mann (Stop Signs. Paint, Brackets, Mileage)	142.79
Check 1677: Karen Howerton (Lien Release fee and Mileage)	27.73
Check 1678: Auto Owners Insurance (Common Area Liability Insurance) ...	2,302.00
Check 1679: IPower (Website Management)	334.80
Automatic Draft: Baldwin EMC (Electric – Feb. and March 2017).....	320.00
ECBC Water Authority (Water – Dec. 2016, Jan, and Feb. 2017).....	65.37
TOTAL PAYMENTS.....	\$ 3,867.89

Deposits (February 3, 2017 to March 28, 2017)

Interest: Money Markets.....	\$ 4.04
Annual Assessments.....	31,657.05

Late Assessment Payment..... 223.02
TOTAL DEPOSITS:\$ 31,884.11

UNPAID ASSESSMENTS – Liens filed 8-25-16 for 1 homeowner
PARTIAL PAYMENTS – Lien filed in 2015 for 1 homeowner
TURNED OVER TO ATTORNEY FOR FORECLOSURE – 1 homeowner

At this time, there are approximately 29 homeowners who have not paid 2017 assessments but expect most of these to be paid by 3/31/2017.

The Treasurer’s report was approved and accepted as shown.

OLD BUSINESS

BOAT LANDING IMPROVEMENTS: Rodney Melvin has completed the plan for the work to be accomplished. We have received a bid from Bayshore Landscapes to pave the concrete driveway to the boat launch. It was agreed by Board members that this bid should be accepted with a few changes. James Mann will finalize plans and dates for this work with the contractor.

LAWN CARE CONTRACT: After discussion with Board members, Bayshore Landscapes has been awarded the lawn maintenance contract for 2017. Mowing should begin within the next 2 weeks. Bayshore has agreed to 10 cuts at \$990.00 per cut and 3 trimming cycles at \$900.00 per cycle. James Mann will supervise the first cut, and if anyone has any problems with them in the future, you should be contact him.

DONOVAN LANDING ENTRANCE: The columns have been removed at the Donovan Landing entrance. Rick Wilson will obtain bids to re-install the sign on SLOA property.

USE OF POND WATER FOR IRRIGATION SYSTEM: After further discussion with the homeowner, a letter and an email was sent to the homeowner who was using the pond as a water source for their sprinkler system. This letter and email reiterated the long-standing policy established by a past SLOA Board that the ponds were not to be used as a water source for sprinkler system. This policy was established as the natural springs which supply the ponds were not sufficient to keep the ponds at the proper levels. A well with a pump had been installed to supplement the springs, especially during dry spells. To allow a few homeowners to pump water from the ponds was not fair to all homeowners who pay for the electricity to run the pump and the maintenance of the pump. This Board reaffirmed this policy.

COVENANT VIOLATIONS: (1) A homeowner is allowing a rental property to be used as a place of business and also storing business equipment on the lot. The Board has contacted the owner by letter and the owner has assured the Board that this problem will be taken care of. The Board will monitor this situation to assure that this problem is resolved. (2) A homeowner is using their lot as storage for a non-operational boat and motorhome. A letter has been sent to the offending homeowner but there has been no

response to the Board. Since this is a violation of the covenants as both of these are inoperable and are not currently licensed, this will be referred to the attorney for action.

OWNERSHIP OF COMMON AREAS: Based upon email correspondence with Navanod (Marty Donovan), our attorney has resent quit claim deeds to him for his signature. Until the Association obtains legal ownership of these properties, and the deeds are recorded, no further action can be taken by the Association for improvements and/or repairs. As of this date, no response has been received from Mr. Donovan regarding our request.

NEW BUSINESS

BOAT LAUNCH AND DOCK USAGE FOR BUSINESS PURPOSES: It was reported to the Board that the boat launch and dock were being used by a family member of a homeowner for the drop off and storage of logs which were being logged from the river. The homeowner has been contacted and the Board was assured that this practice would be stopped.

DRAINAGE EASEMENT: A homeowner has complained to the Board that run off from the road was eroding their property. Two Board members inspected the area and agreed that there did not appear to be a problem with erosion which was caused by water running off the road. However, the Board agreed that, during the next rainstorm, a member of the Board would observe the water flow from the road to see if there was a problem with the design of the road.

PARKING ON RIGHT OF WAYS: Long term parking on right of ways appears to be an ongoing problem in several areas. Since this prohibits mowing by the lawn maintenance company and also cause grass to die which causes erosion, it was agreed by the Board that the offending homeowners would be notified in writing to stop this practice.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:12 PM.