



SLOA



Board Meeting-May 25, 2017

BOARD MEMBERS PRESENT:

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

Rick Mathisen, Vice-President
Ronald Griffin, Director

MEETING LOCATION: Karen Howerton's Home

The meeting was called to order at 6:03 PM. All members of the Board except for Rick Wilson 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: The Treasurer's report was not presented as Karen did not have time to prepare a report. Karen did mention that we had received a water bill for \$548.39 from ECBC. After investigation and contact with the water company, it was determined that the timer of our sprinkler at the West Entrance was not functioning correctly and was watering for 2 hours 3 times per day. ECBC agreed to waive the increased bill for this month, but we would have a large bill next month which we would have to pay. A new sprinkler timer has been purchased and installed.

OLD BUSINESS

BOAT LANDING IMPROVEMENTS: The Board discussed changes to the plans for the new concrete driveway at the boat launch. After discussion, the Board agreed that we would proceed with the paving with the new changes as soon as possible. James said that he would discuss the time frame with the contractor as the goal is to have this done within 1 week to minimize inconvenience to homeowners who use the boat launch.

DONOVAN LANDING ENTRANCE: The columns for the new sign are still under construction due to the schedule of a stone mason. The sign is being refinished and it should be finished within 10 days to 2 weeks. Cost will be \$700.00 to \$800.00 for refinishing as James took the letters off, delivered the sign, and will pick up the sign.

OWNERSHIP OF COMMON AREAS: The deeds to the four common areas which were owned by Marty Donovan have now been received by our attorney and have been recorded. Property taxes on all common areas for 2016 were \$6.16. Since the

Sweetwater Loop holding pond is now owned by the Association, the trees which were decayed have been removed from the property at a cost of \$1000.00.

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. As of this date, there have been no further reports of usage of the dock area for this purpose.

DRAINAGE EASEMENT PROBLEM: 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. The Board has now observed the water flow during rainstorms. A letter has been sent to the homeowner stating that the Association is not responsible for her problem.

USE OF POND WATER FOR IRRIGATION SYSTEM: There have been no further reports of homeowners using pond water for irrigation systems.

NEW BUSINESS

HOLDING POND OFF OF DONOVAN DRIVE/RIVERLAKE ROAD: The Board has received complaints in the past regarding flooding due to the overflow of this holding pond. This issue was looked at several years ago, but it was determined that the holding pond was not owned by the Association but was still deeded to Navanod. Therefore, no action could be taken at that time. Since it has now been deeded to us, this issue can be reconsidered. Apparently, the spillway is now overgrown. It has been suggested that we address this issue at the annual meeting which is to be held next month. The Board agreed that this issue would be addressed at the annual meeting, and a committee of affected homeowners should be formed to address this issue.

SURVEYS OF COMMON AREAS: The surveyor has been contacted regarding the survey of Sweetwater Loop common area and the Riverlake holding pond. The surveyor has stated that it appears that there is a discrepancy in the dimensions of the holding pond area on the deeds, and this issue needs to be further researched. He stated that he would survey the Sweetwater Loop common area as soon as possible.

ANNUAL MEETING: Karen passed out copies of the documents which will be used at the annual meeting which is scheduled for June 17, 2017. Karen mentioned that Jerry McDonald had also mentioned that we should address the speeding cars on Riverlake Drive. He suggested that we consider speed islands to slow cars down. Rick Mathisen mentioned that Donovan Drive also had a lot of speeders. James asked if there were any other items to be placed on the agenda for the meeting, but no additional items were suggested other than the items shown on agenda items.

ADJOURNMENT: A motion was made to adjourn the meeting. The motion carried and the meeting adjourned at approximately 7:07 PM.