



# SLOA



## OCTOBER 31, 2009 ANNUAL MEETING MINUTES

### **BOARD MEMBERS PRESENT:**

Linda Westenfelder, President  
Roger Marchman, Treasurer  
Dave Westenfelder  
Anna Toler

Jeanie Bettcher, Vice-President  
Lisa Salasek, Secretary  
Dennis Williams  
David Brown

### **MEETING LOCATION:** Seminole Baptist Church

As a quorum was established, Association President Linda Westenfelder called the meeting to order at 9:23 a.m. She noted today's meeting was a special meeting as there has not been a quorum for the September 2009 Annual Meeting.

Linda thanked Tommy Taylor for work on ponds, Rick Wilson for electrical work, Al Laskowski for grounds/maintenance work, Roger Marchman for his work at the boat launch area, Jim Craft for videoing the meetings, Lisa Salasek for maintaining the SLOA web site, Lynne Wilson for taking minutes, Bubba Harper for keeping up with keys to the boat launch and a thank you to the Board for their service over the past year.

Rose Patterson noted that this was not a Special Meeting but rather the 2009 Annual Meeting. The President so recognized the correction.

**2008 MINTUES:** In the absence of the Secretary, Jeanie Bettcher read the minutes from the October 11, 2008 Annual Meeting. Corrections were: Fifth paragraph - The name McHenry should be McGhee. The name Wanda Grubbs should be Marion Grubbs. Don Lopez made a motion to approve the minutes as corrected. The motion was seconded and carried.

**TREASURER'S REPORT:** Roger Marchman went over Statement of Cash and Reimbursements dated March 31, 2009 and August 31, 2009 as well as the proposed 2010 Budget. He indicated that the SLOA fiscal year was April 1<sup>st</sup> to March 31<sup>st</sup> of each year. Vickie Brunelle, a former SLOA treasurer stated that our covenants mandate that the Association's fiscal year is January 1<sup>st</sup> to December 31<sup>st</sup>. She and others wanted to know when and why this timeframe changed. Roger wasn't exactly sure when the change occurred. Jim Craft indicated it probably had something to do with the change in the annual meeting times.

Roger said the savings account had been closed, and those monies were moved to a money market account in order to earn a higher rate of interest. It was noted that to date eleven (11) people have not paid their 2008 annual assessment. Debbie Stevens questioned the legal fees. What cost is incurred? Roger noted that some were the result of banks foreclosing on homes and deaths of SLOA

members. He stated that a good part of the legal fees were recouped when these homes sold.

The Treasurer noted that in 2008 the Association was \$1,000 over budget, but it was \$6,000 under budget in 2009 as a result of volunteers helping and the cost mainly came from materials.

A 15% increase in dues is requested as the Treasurer felt the expenditures would go up 15% in the coming year. Vickie Brunelle noted that the figures were not correct on the proposed 2010 budget as the 2009 expenditures were \$28,000 yet the the proposed budget for 2010 was \$41,000. She noted that even with a 15% increase in expenditures (which was not likely to happen) there would still be approximately \$5,000 left over once the budgeted items were paid. How was the budget calculated and why was the 15% difference \$13,000 instead of \$4,200.00? MaryLou Leahy wanted to know if the difference was for a special road assessment. Mr. Marchman said no.

Mike Tyszkiewicz noted that SLOA members might grow tired of doing volunteer work. He feels the budget is ok as is, and the increase in assessments is warranted.

Jim Kraft spoke of projects in 2007, 2008/2009. The President was asked by Rose Patterson if there were any plans for gates or lights, and Linda said no.

Roger noted that he had closed the SLOA savings account and combined all SLOA monies into one money market account.

R.M. would like to see everything into bottom line of cost.

Charlie wants everyone to be involved. R.M. noted that a \$31.00 shouldn't cause anyone any problems. Tony Streety noted that too much money in the account made it too easy for some Board to come along and spend it. Jim Kraft indicated that money needs to be there to protect us.

In answer to how much can the Board spend without a vote by members, Roger Marchman said \$9000 on a single item per year. Someone noted that the \$9,000 was for emergency use only and not for capital improvement projects, etc. Mike Tyszkiewicz said the money was needed "just in case". Monty Gilbert asked the Board if there were any projects or maintenance planned for which this money would be used?

Dora Powell commented that we need to be mindful of everyone that lives in the Association as a good many are retired, trying to raise a family, or have lost jobs. She also asked about the Road Fund and wasn't it supposed to be in a separate account. Roger noted that the SLOA was not making much interest on the savings account and that almost all SLOA funds were now in a money market account. Dora suggested we put some in a CD. The Treasurer noted we would probably not make that much more using a CD, but that it would tie up our money in the event we needed to get to it. Rose Patterson noted that per the Covenants, the Association is supposed to have a separate road fund.

David Brown indicated we had a lot of money and wanted to know what percent of our annual assessment is supposed to go into the "Road Fund" and what percent is to be used to pay the bills.

Jeanie Bettcher noted that for as long as she had been a member of the Association, there had always

been a separate account to which a percentage of the annual assessments went into this fund. She was not sure of the percentage amount.

Mike Tyszkiewicz said the only reason there was a road fund was that it came from an old budget. He did not feel the monies should be held and used 20 years from now. David Brown felt that \$30.00 increase in the annual assessment was not excessive.

Jim Kraft stated that he felt the money needed to be saved. He pointed out that over the years new board members came in and spent the money. Jim noted that he was on the Board when a vote was taken to set the \$9,000 a year cap on non-budgeted items. He noted that because of mismanagement, the Association incurred \$46,000 in legal fees. He noted that the money is insured, and that only one Board has screwed-up in the past.

Pat Johnson said she recalled the vote locking in the \$9,000 a year expenditure without having to take a vote. Linda Westenfelder said there are some projects, mostly regular maintenance that is needed including work on the entrances. Jim Craft talked about needs that might come up, such as a washout in a road, and \$100,000 should be in the emergency fund to take care of such emergencies.

Angie Speakman moved to accept the financial report and budget. Pat Johnson seconded.

The vote for Board members was opened and three nominations were received from the floor (Scott Ames, Dora Powell and John Streety) in addition to those listed on the proxy (Linda Westenfelder, Dave Westenfelder, Rick Wilson and Roger Marchman). The Westenfelders were asked since their house was up for sale, that if they sold their house would they remain on the Board. Jim Kraft noted that one does not have to live in the Association to serve on the Board. Dave noted it would be unlikely that they would continue to serve if they sold their house. The voting process was explained and a vote on the increase of dues was included.

A question regarding gates was brought up and Roger Marchman said that the gates were not up for a vote. Mike Tyszkiewicz said the gates and lights are polarizing and perhaps the Association should look at landscaping the entrances to improve the neighborhood. As in the past it was brought out that the Association owns very little land on each side of the road and the rights-of-way belong to Navanod. Mike Tyszkiewicz said Marty Donovan has agreed to deed us additional land provided we present him with a landscaping plan. Mike said he recently had his house appraised and it had decreased about 28% since 2007. The appraiser suggested landscaping might raise the value of homes in the neighborhood.

Al Lakowski said the worst entrance is the west entrance and needs work to fix erosion, perhaps including some low maintenance landscaping. He asked for volunteers to work on this project. Jim Craft said \$2800 per entrance had been voted on and approved in the past for signs and landscaping. It was suggested that an ad hoc committee be selected to work with Al to see what we should do.

John Streety indicated too much money had been wasted and that we needed to save money, not spend it.

Bob Bremser has been working with NOAA regarding a river gauge for Styx River on Highway 90 to

address flooding issues. This would be done at no cost to the Association.

#### NEW BUSINESS

A female Member asked that the annual meetings be moved back to the January to December fiscal year. Linda stated that she only knew the fiscal year to run between April and March each year and that the Annual Assessment is always due in March. Jim Kraft suggested the meetings be moved back from the fall to June. Rose Patterson motions to have the meetings moved back to May. Jim Kraft seconds the motion.

Linda Lay suggested that when the notice comes out for the first meeting that a rain-check date be included in the event we do not have enough Owners to generate a quorum. Chris Evans wanted to know if we could set the next meeting date now at this meeting. Linda noted that meetings were based on when Board members could attend. The President calls for a vote by show of hands, and it appears the majority want to move the meeting to May.

Don Lopez noted that getting the entrances deeded over to us had been discussed in the past. He said we do not own the entrances. Don stated the boat dock needed to be re-worked and would get some people together to help.

Dave Westenfelder said there was a problem in that they were not sure where the lot line was as it could be on the edge of the boat dock or on other property.

Al Laskowki volunteered to head a committee to do maintenance.

Vickie Brunelle wanted to know when the taxes had been paid and how long ago?

Mike Tyszkiewicz said we own very little front entrance property. He wanted to see a group put together a landscape plan. He said the Donovans would work with the Association as it is average per broker assessment. Mike wants to see a capital improvement plan.

Al discussed the common areas. He was having a hard time getting signs up. He noted there was a lot of erosion at the west entrance to Seminole Landing. He needs help on the weekend with ditching, sprinklers and landscaping.

Mike Tyszkiewicz said he thought \$7,000 had been budgeted for this improvement.

Tony Streety noted that the entrance close to the bridge was terrible.

Rick Mathisen motions for the capital improvements. Vickie Brunelle seconds. The motion passes.

Volunteers were Mary Lou (Marchman or Leahy?), Vickie Brunelle, Rick Mattisen, Jerry McDonald, Al Laskowski, Rick Wilson, Dave Westenfelder and Mike Tyszkiewicz.

The new Board members voted into position were Rick Wilson, Dora Powell, John Streety and Roger Marchman. The Annual Assessment increase passed.