

**Sylvan Shores Property Owners Association  
Board Meeting Minutes  
March 22, 2014**

**Property Owners Present:**

Joyce Casey, Myrna Eilers, Roger Eilers, Roger Donovan, MaryAnn Donovan, Joe Marte, Judy Marte, Joanne Folkert, Bud Folkert, Neil Grover, and Ann Dibb

**Vice President Frank Culbertson called the meeting to order at 9:57 am.**

**Board Members Present:**

Frank Culbertson, Rich Nagel, Arlene Grover, Bruce Dibb and Dennis Wipperling. Phil Miller joined the meeting by telephone conference call. Also in attendance was SSPOA Manager, Sharon Kadlec. Board member not present was Kathy Jefferson.

**Review of Minutes:**

Minutes of the December 7, 2013 Board meeting were reviewed. A motion was made by Rich Nagel and seconded by Arlene Grover to approve the minutes. The motion passed with all yes votes.

**The Agenda** for the meeting was reviewed. Sharon asked that "Community Center Use" be added as another agenda item under New Business. A motion was made by Dennis Wipperling and seconded by Frank Culbertson to approve the agenda with the added New Business agenda item. The motion passed with all yes votes.

**Treasurer's Report** was read by Arlene Grover:

Assessments received	\$39,074.00
Springer collections	\$0.00
Camping income	\$1,050.00

**Funds Available:**

Petty cash	\$50.00
Checking	\$31,196.76
(Land savings \$1,461.61 this amount is still in the checkbook)	
Operating Expense Savings Account	\$155,814.02
Capital Reserve Account	
36 month CD, Unity Bank – 11/19/14	\$23,851.34
5 year annuity, Athena – 12/31/17	\$13,189.87

<b>Total</b>	<b>\$224,101.99</b>
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There were no questions or discussion. A motion was made by Frank Culbertson and seconded by Rich Nagel to accept the Treasurer's Report as read. The motion passed with all yes votes.

**REPORTS:**

**Manager's Report:**

The March 22, 2014 Manager's Report was submitted and copies were available for review. Sharon Kadlec commented that she received from Todd County a list of property owners at Sylvan Shores who are delinquent with paying their County taxes. She sent the property owners a letter informing them that they have three years

to pay delinquent taxes before the County takes their property. This is a change from the six-year time period allowed in the past for paying delinquent taxes. Even if property owners paid recent taxes but owe an unpaid tax amount from previous years, the County considers them delinquent and the property owners' land is subject to being taken by the County.

**Advisory Committee:**

Arlene Grover and Dennis Wipperling reported that the Advisory Committee met prior to today's Board meeting to review December, January and February checks written and expenses paid. The 2013 year-end financial statements, including cash flow statements were also reviewed. The Advisory Committee will comment on the CD/Money Market agenda item during the New Business agenda discussion.

**Architectural Committee:**

Rich Nagel reported the Architectural Committee received a request by a property owner to construct a shed on a separate lot. The request was denied because current covenants require that a house (dwelling structure) must be built on the lot prior to any out buildings. The non-division of property agreement, once completed and approved, will allow construction of an out building on another owned lot without a dwelling structure.

**Entertainment Committee:**

Bruce Dibb commented about upcoming events including the community garage and bake sale scheduled Memorial Day weekend and the roadside clean-up scheduled in April, weather permitting. He commented that the weather last year did not allow this event to occur. Arlene thanked everyone who helped with the Christmas party and commented that it was very successful and well attended.

**Website Committee:** There was nothing to report.

**OLD BUSINESS:**

**Non-division of Property Agreement:**

Sharon Kadlec commented that there is nothing new to report at this time. She was expecting to hear from the attorney before today's meeting but she did not receive anything from him.

**NEW BUSINESS:**

**CD/Money Market:**

The Advisory Committee reported that SSPOA's accountant recommends to keep enough cash available to cover a minimum of six-months of operating expenses. The Advisory Committee will explore other money market options for the Operating Expense Savings, such as Capital One and American Express that pay higher money market rates, and a recommendation will be made at a future meeting. The Advisory Committee will recommend when the current 36 month CD expires on November 19, 2014, to renew the 36 month CD for at least \$25,000. The current 36 month rate for CDs under \$25,000 is 0.7% and \$25,000 to \$99,999.99 is 0.9%. No action was taken at this time and this topic will be discussed at a future Board meeting.

**Turtle Lake Landing:**

Sharon Kadlec talked with a representative of the DNR and discussed the potential of SSPOA assuming responsibility for the Turtle Lake boat landing. The DNR will not return the landing to SSPOA but has agreed to increase enforcement of parking and the use of the landing. There was discussion that SSPOA members will need to be more active in reporting issues to the Sheriff's department. The Sheriff's department will be faster to respond than the DNR.

**Website Committee:**

Sharon Kadlec recommended that the Website Committee be disbanded at this time since their work has been completed. If there are new opportunities for the Website Committee to review, the Committee will be re-assembled. Phil Miller, Ana Miller and Myrna Eilers all agreed with dissolving the Website Committee at this time.

**Events Coordinator Activities Dates:**

Joanne Folkert reported that she had a meeting with Bruce Dibb and Sharon Kadlec to discuss the Events Coordinator position. Joanne also commented that Carol Kollodge, a property owner on Little Pine Lake, has volunteered to work with her on activities. Joanne reviewed proposed activities and dates:

- April 12 – Roadside clean up
- May 24 – Annual community sales
- June 21 – Sundae on Saturday
- July 5 – Pancake breakfast
- July 19 – Sundae on Saturday
- August 16 – Sundae on Saturday
- August 30 – Pig roast/potluck
- September 20 – Volunteer appreciation dinner
- October 11 – Fall festival
- November 8 – Thanksgiving potluck
- December 6 – Christmas party

The activities will be communicated on the SSPOA website; in the newsletter; there will be flyers created; and banners made. Joanne pointed out that the third Saturday of the summer months will be the Sundae on Saturday event. She commented about discussions to turn one of the tennis courts into a pickle ball court and that SSPOA is planning to purchase a bean bag game and bocce ball set. There is already croquet equipment. She will also help coordinate other activities such as the roadside clean up, the annual community sales and other events. The pig roast was discussed including the vendor who roasted the pig at the last SSPOA pig roast event.

A motion was made by Rich Nagel and seconded by Bruce Dibb to approve the activities and the dates presented. The motion passed with all yes votes.

**Use of the Community Center:**

Sharon Kadlec reported that there is a \$50 fee plus a refundable \$50 breakage fee for the use of the Community Center. Joanne Folkert recommended to eliminate the \$50 fee as a way to increase the use of the Community Center. It was pointed out that there is not a fee to use the Club House space.

A motion was made by Bruce Dibb and seconded by Frank Culbertson to eliminate the \$50 fee for the use of the Community Center but to leave the \$50 refundable damage deposit. The motion passed with all yes votes.

**Adjourn:**

Frank Culbertson adjourned the meeting at 10:50 am.

Respectfully submitted,  
Dennis Wipperling