

## Minutes from 6/21/14 Meeting

Board Members present: Bruce Dibb, Peggy Forstner, Arlene Grover, Lance Holthusen, Kathy Jefferson, Lincoln Messner,

Board Members absent: Rich Nagel

Acting President Bruce Dibb called the meeting to order at 10:03 at the Clubhouse.

### Additions to Agend:

Arlene Grover requested an addition to the agenda to remove her from the accounts of Sylvan Shores and to add Lincoln Messner as Lincoln is the new Treasurer and Arlene is no longer Treasurer under "Other" business. Peggy made a motion to discuss the names on the Accounts for Sylvan Shores to "Other" business. Lance 2<sup>nd</sup> the motion, the motion passed.

The minutes of the last Sylvan Shores meeting were read. Peggy Forstner made a motion to approve the minutes from the March 22, 2014 and May 3, 2014 meetings. Lance Holthusen 2<sup>nd</sup> the motion. Motion passed with all yes votes. Copies were available for the other members present to review as well.

Treasurer Report: Lincoln Messner gave the Treasurer Report as follows:

Assessments:	\$144,787.28
Springer Collection:	\$147.56
Camping Income:	\$5,978.00

### Funds Available:

Petty Cash:	\$50.00
Checking:	\$11,363.20
Land Savings:	\$1461.61 (this amt is still in the checkbook)
Operating Exp Acct:	\$235,923.90
Capital Reserve Acct:	
36 mo CD:	\$23,851.34
5 yr Annuity:	\$13,189.87

Total: \$284,387.84

Lincoln also addressed the group on some possible ideas for the Association to better manage the funds available in light of some of the up-coming expenses.

Maintenance on the Bathrooms at the Campground. Sharon, Lincoln and the maintenance staff for SSPOA took a tour of the bathrooms at the campground.

It was noted that the roof has been leaking and is in need of repair.

The driveway at the Clubhouse is starting to show signs of wear and will need to be resurfaced in the near future.

The Barn: the barn is starting to show signs of sagging along the roof line and will need to be re-shingled in the near future. The Barn has had pigeons living in the loft for many years and this will also need to be addressed. A discussion was held on the viability of the barn, is it providing value to the members and should it be fixed or taken down. No decisions were made at this point.

Lincoln also reported that according to the By-laws and Covenants of the Association, the campground repairs can not exceed 10% of the annual spending for the Association. This will limit the amt of repairs we can do to the Bathrooms in 1 year so we need to be thoughtful about how we repair the restrooms.

Kathy made a motion to accept the Treasurer's report as given. Lance 2<sup>nd</sup> the motion, the motion passed with all yes votes.

#### Manager's Report:

Lincoln read the Managers report to the group, a paper copy was available for all present also.

#### Advisory Report:

Lincoln and Arlene gave additional information about some options for managing the funds available for SSPOA. The Advisory Board in conjunction with Sharon will develop several options and present these to the Board at a future meeting.

#### Architectural Committee:

The Architectural Committee gave a brief report. One of the items of note, the Architectural Committee is recommending that homeowners that want to build their own homes must bring a developed plan, similar to the ones a lumber yard or big box home improvement store will design vs. the homeowner drawing the plans out themselves. This will allow the Architectural Committee to better understand the homeowner's plans and make better decisions in the approval process.

An association member requested that there be better information available on the Website detailing what is required for building plans after this is in place.

There was a concern from a member regarding the ruling made several years ago that lots must be combined in order to build a separate outbuilding on another lot. One of the concerns was that the county requires the property taxes be paid in full for lots to be combined. This can create an issue for owners who pay their property taxes via an escrow account.

This lead too much discussion about the "Non-Division of Property Agreement" listed in Old Business. A request was made by Bruce to leave the discussion on this issue until we reach Old Business and the group agreed.

#### Entertainment:

Joanne gave a report on the Memorial Day sale and the Ice Cream social today. There will be a Pancake breakfast and Cookie Walk on Saturday July 5<sup>th</sup> both at the clubhouse.

Games will be available on July 5<sup>th</sup> including a new game, Pickle Ball.

The Committee has given out 10 "Welcome to Sylvan Shores" packets to new members this year.

#### Old Business:

##### Non-Division of Property Agreement:

Peggy gave some history about this change to Sylvan Shores Covenants as she was a member of the Board at the time that the motion was passed. At the time the motion was passed, Sylvan Shores was trying to deal with property owners who had built garages on another lot (not their primary residence lot) for storage. After the building was built, the owners either didn't keep the garages up or were living in them because of the severe economic downturn. At the time, the Board made the ruling in an attempt to curb this issue.

The Covenant change requires property owners to combine their lots through Todd County in order to build a garage or shed on the second lot. There is a \$100.00 per month fine for any property owner who is out of compliance with this regulation currently in place.

Currently there are several issues:

1. There are owners who would like to build a storage shed or garage on their second lot but don't want to combine them through Todd County. The concern is what if they ever want to sell the garage to another owner, how difficult and at what cost, will be involved with separating the lots.
2. Another concern is what happens if Todd Co. changes its requirements and won't let owners split them.
3. There are owners who are "land-locked" (have homes on either side of them) and own a lot across the road. Because of the rules about combining lots in Todd Co, they are not able to combine the lots and not able to build on the 2<sup>nd</sup> lot.
4. There are concerns from property owners that are just off Fawn Lake that their neighborhood will become a "garage" neighborhood with mostly garages and no homes.
5. There are currently 3 garages in Sylvan Shores that are owned by SSPOA members that were in place prior to the change in Covenants. They are not combined through Todd Co and would not be able to be combined through the Co because of the Co requirements. Are they "grandfathered" in and can be sold to other members, sold to anyone, or need to be sold with the homeowner's home.

There was much heated discussion about this issue at the meeting. The property owner who has a shed that was built prior to the Covenants change would like to sell his property soon and has contacted a lawyer regarding the legality of the ruling.

Lance made a motion that the Architectural Committee and the Board will meet to resolve the above issues within 30 days. Property owners will have 2 weeks to give Board members in writing their recommendations/ideas/ issues/concerns.

Peggy made an amendment to the motion that no fines will be assessed to any property owner surrounding this issue until the Board has resolved the issue.

Bruce 2<sup>nd</sup> the motion, the motion passed with all yes votes.

Secretary Position:

The Board is currently without a secretary. Bruce asked Peggy if she would accept the Secretary position for the term of 1 year. Peggy accepted.

Propane:

Lincoln reported that last year SSPOA contracted 3,000 gals of propane. We currently have some left but will need to use this to heat the pool this summer. This has been about our average for several years. The price quoted by the gas company is reasonable.

Lincoln made a motion to have Sharon contract 3,000 gals of propane for the coming year. Kathy 2<sup>nd</sup> the motion. The motion passed with all yes votes.

Other:

Arlene is no longer serving as the Treasurer for the Board, Lincoln was nominated and accepted the position at the last Board meeting.

Peggy made a motion to remove Arlene Grover from all Sylvan Shores financial accounts. Kathy 2<sup>nd</sup> the motion, the motion passed with all yes votes.

Peggy made a motion to add Lincoln Messner to all Sylvan Shores financial accounts. Kathy 2<sup>nd</sup> the motion and the motion passed with all yes votes.

Pat and Carl Lamb, SSPOA members gave information about their situation. They are the home owners that have a garage in SSPOA that was built and bought by them prior to the change in Covenants. They have contacted a lawyer about selling their garage to another party. The Board will address this issue when they address the Non-Division of Property Agreement listed above.

Kathy made a motion to adjourn the meeting at 11:20 am. Lincoln 2<sup>nd</sup> the motion. The motion passed with all yes votes.

The meeting to discuss the above issues will be July 12<sup>th</sup>, at 9:00 am at the Clubhouse.

Respectfully submitted,

Peggy Forstner  
SSPOA secretary