

## **Sylvan Shores Property Owners Association**

Board Meeting August 16, 2014

Location: Clubhouse

President Rich Nagel called the meeting to order at 10:00 am.

Board Members present: Kathy Jefferson, Rich Nagel, Bruce Dibbs, Peggy Forstner, Arlene Grover and Lance Holthusen.

Board Members absent: Lincoln Messner

### Review of Minutes:

The minutes of the June 21<sup>st</sup>, 2014 Board meeting were reviewed. A correction was made to the treasurer's report.

Kathy Jefferson made a motion to pass the minutes as corrected, Bruce Dibb 2<sup>nd</sup> the motion, the motion passed with all yes votes.

The minutes of the July 12<sup>th</sup> Special Board meeting minutes were reviewed. No additions or corrections were noted.

Lance Holthusen made a motion to accept the minutes as reported, Arlene Grover 2<sup>nd</sup> the motion, the motion passed with all yes votes.

The Agenda for today's meeting was reviewed, Kathy Jefferson made a motion to accept the agenda as written, Lance Holthusen 2<sup>nd</sup> the motion, the agenda stands as written.

### Treasure Report:

Sharon Kadlec gave the Treasurer Report for Lincoln Messner as follows:

Assessments recd:	\$158,289.26
Springer Collection:	\$147.56
Camping Income:	\$8,450.00

### Funds Avail:

Petty Cash:	\$50.00
Checking:	\$10,838.01
(Land Savings \$1461.61)	
Operating Exp Saving Acct:	\$228,020.22
Capital Reserve Acct:	
36 mo CD	\$23,932.76
5 yr Annuity:	\$13,189.87

Total: \$276,030.86

Manager's Report: Sharon Kadlec gave the Managers Report (see attached sheet)

CLC Media Productions is working on printing a 2015 calendar that will be for sale for about \$10-\$15 as a fund-raiser for the Social Committee.

Advisory Committee: Arlene Grover gave the Advisory Committee Report

The Advisory Committee has been having discussions on what to do with the SSPOA funds as the FDIC only covers funds to \$250,000 and are we maximizing our returns on our savings. The group will also be starting the budget process for the 2015 year soon.

Entertainment: Joann Folkert gave the Entertainment Report.

This summer the group has raised \$215 from the pancake breakfast; they have hosted “Sundays on Saturday”, had kids’ games and are hosting a pig roast on August 30<sup>th</sup> at the Club House. The group is also planning a Volunteer dinner on Sept 20<sup>th</sup> for everyone who has helped with events, projects, or served the Association on committees/board for the past year.

Old Business:

a) Non-division of Property issue- no longer valid, remove from old business

b) Chacos: The Chacos currently have a shed on 1 property and a home on another property but did not join the properties at the Todd Co level. The Chacos had concerns that if they combine the properties at the Co level, they property becomes 1 parcel of land and will be difficult to divide in the future. Sharon called Todd Co and the Co said that they will be on 1 tax statement but will be listed on the statement as 2 properties. The Architectural Committee is currently working on the issues of garages that are on a separate lot from the home. The Chacos would like a written legal opinion about the 2009 motion. The Chacos feel that the 2009 motion was a substantial change to the By-laws and feel the motion is invalid.

Rich Nagel asked Sharon to have the SSPOA lawyer give a written opinion on this issue.

Rich Nagel made a motion to table the Chacos issue until we have a written legal opinion from the SSPOA lawyer on the 2009 motion. Peggy Forstner 2<sup>nd</sup> the motion, the motion passed with all yes votes.

c) Lamb Property: Sharon reports that the SSPOA lawyer is working on this issue and we are waiting for his opinion.

Arlene Grover made a motion to table a decision on the Lamb issue until we have a written opinion from the SSPOA lawyer. Lance Holthusen 2<sup>nd</sup> the motion, the motion passed with all yes votes.

Rich Nagel stated that if the SSPOA lawyer renders an opinion prior to the Oct meeting, the opinion will be shared with all Board members and an e-mail vote can be taken to resolve this issue prior to October. The Board was all in agreement with this plan.

New Business:

a) Health Benefits: Sharon reported that the flat fee that is paid every month for Sharon’s health insurance is no longer a pre-tax benefit according to the IRS. She asked to increase the amt she receives to include the taxes so that the amt she receives monthly doesn’t decrease due to taxes.

Lance Holthusen made a motion to include the taxes in the benefit amt for the SSPOA manager’s health insurance benefit. Kathy Jefferson 2<sup>nd</sup> the motion, the motion passed with all yes votes.

b) Architectural Committee Recommendations

The Architectural Committee met since the last meeting and has revised the recommendation to the Board (see separate sheet).

Much additional discussion was held about the current revised recommendations. After much discussion the group present felt that if you are not going to make all home owners combine their properties at the Todd Co level, it is not fair to make any owner combine properties at the Co level.

The group also felt that any home owner that is going to put an outbuilding on a separate lot should have some kind of written agreement between SSPOA and the owner to not sell the properties separately.

Rich Nagel made a motion to have the Architectural Committee take the current discussions/revisions under advisement and draft a final revision to the Board. The Board would like the final revision sent to the SSPOA lawyer for a written opinion prior to the next SSPOA Board meeting in October. Lance Holthusen 2<sup>nd</sup> the motion and the motion passed with all Yes votes.

c) Sylvan Shores Storage Facility

A storage facility plan was provided by a property owner for review by the Board. The Board will take the plan under advisement but no action was taken at this time.

d) CD Investment

The advisory committee recommends that we set up 3 \$25,000 60 month CD's with State Farm at more than 2% interest. A fourth CD will mature in November to be renewed. Rich Nagel makes a motion to set up 3 \$25,000 60 month CD's with State Farm at more than 2% interest, Kathy Jefferson 2nds the motion. The motion passes with all yes votes.

e) Building Insurance

An insurance inspector was out to Sylvan Shores recently and measured all buildings. According to his findings we are underinsured for replacement value on the Barn and Community Center. We only use the barn for minimal storage. The inspector recommends increasing the insurance on the Community Center from \$344,900 to \$452,000. This would be an increase in premiums of \$191. After much discussion on the uses of the buildings Arlene Grover made a motion to leave the insurance amounts the same, Bruce Dibb 2nds the motion. The motion passes with all yes votes.

f) Other

Rod Neville asked Sharon to bring up some building permit issues up at this meeting. He is questioning the scope and purpose of the Architectural Committee, see attached email. No action was taken.

Kathy Jefferson wished to have some comments reported verbatim: There have been some stressful times and issues going on for awhile and I just wanted to reinforce that we are a community. But I also wanted to state that we are very fortunate to have Sharon in the Manager position. There have been some questions and statements made about the management that are inaccurate. In the years that we have been here, Sharon's done an outstanding job.

A question was asked about why the minutes were not posted on the website from the last meeting. The minutes need to be approved by the Board before they can be posted for public viewing.

A suggestion was made to post an agenda for each meeting on the website. It was decided that a "tentative agenda" can be posted prior to each meeting.

Lance Holthusen made a motion to adjourn the meeting at 11:30am, 2<sup>nd</sup> by Kathy Jefferson. Motion passed with all yes votes.

Respectfully Submitted by,  
Peggy Forstner & Sharon Kadlec