



## **PROPERTY OWNER'S ASSOCIATION, INC.**

### **Board of Directors Monthly Meeting Minutes**

**Monday, March 17, 2025**

**Opening** – David Staloch called the meeting to order at 7 p.m. with the Pledge of Allegiance and announced a Quorum.

**Present Board Members** – David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark, Kent Campbell, John Willett and David Bowden.

**Absent Board Member** – Jim McClung

**Approval of Minutes** - Motion to approve the minutes and the Motions of the February meeting was made by Kal. It was confirmed that necessary changes were made prior to issuing the minutes. Therefore, they were seconded by David B. Motion carried unanimously.

**Financial Summary** – Kallen mentioned that Scott helped with the financial summary and that there are no significant issues. He stated that next month will include a quarterly comparison to last year. A Motion was made by Kal and seconded by Scott to approve the financial report with no further discussion. Motion carried unanimously.

**ACC Report** – Kent reported an update on ACC projects, mentioning ongoing reviews and the need to stream line the manual. He mentioned he heard a complaint regarding if a portable potty was required when building a retaining wall. The need for incident reports needs to be filed for all complaints, note that none have been received on this issue. It was clarified that only home builds require an on-site restroom. ACC will review this issue.

Kent brings up a variance appeal regarding a home owner requesting to install a steel fence with 2" gaps. The ACC guidelines require no less than 3" gaps, and ACC has denied the request twice. The owner has a small dog and fears with a 3" gap the dog could get through the opening. The fence meets all other requirements, therefore the owner requested to appeal it to the Board. David S. suggested that board members need to visit the site prior to making a decision.

**Roads Report** – Scott reported they have been repairing pot holes, trimming trees and addressing issues with the road on Red Bud and Sassafras. Sassafras has been repaired twice, currently the road is now closed due to a possible sewer line down the middle of the road which they are checking into. There is only one house on Sassafras and the owner can still get to their home. He requested if anyone is aware of any pot holes and or trees down close to the roads to file an incident report.

**Lakes and Beaches Report** – David S. reported the 6 & 12-acre lake dam was inspected by Joe Heller who is a dam engineer. He confirmed that dam was designed correctly for what it was designed to do. However, due to heavy rains, etc. it will require maintenance every three or four years. Mr. Heller plans to attend our April meeting and explain his opinion of what needs to be done.

Scott mentioned due to water runoff we lost a lot of sand at the beach. Joe Althoff is going to put in a drainage ditch at the beach prior to getting more sand. Additional sand will be delivered by May 1<sup>st</sup>. The temporary toilets will be delivered to the beach and boat ramp the day after Easter. One will be delivered to the Pavilion prior to a rental and to the Spring Lake when the fishing season starts. He is getting bids for regular bathrooms for the beach area.

**Security** – Scott stated that the flock camera captured 27,000 license plates in 18 days. Discussion about the camera's connection to the sheriff and highway patrol. A number of gate codes were eliminated. It was mentioned ongoing investigations and the need to address code sharing.

**Communications & Technology Report** – David B. reported discussions for the final draft of communication strategy and the need for updated information from CPM. Only 700 owners are registered to receive emails from CPM. 1,333 owners are not registered to receive information. It will cost approximately \$1,600 for CPM to mail all owners who haven't registered with CPM the login credentials explaining the information that is needed. A Motion was made by David B., second by Mary Lou to approve the cost to send the letters. Motion carried unanimously. David mentioned he has a Technology – Security committee and they will have an open meeting on April 3<sup>rd</sup> at 6 P.M.

**Maintenance** – Scott mentioned the 3<sup>rd</sup> truck has new tires, brakes, etc. and is ready if there is any more bad weather. David S. reported how maintenance acquired tire chains for the snow plow trucks during our heavy ice storm. No place locally had them. They had to be purchased from Iowa. The total cost including shipping would have been \$2,000. To get them sooner, he had his sister drive to Iowa so we could have them the next day. David paid for them and gave his sister the shipping cost. A Motion was made by Scott, seconded by Mary Lou to reimburse David S. the \$2,000 for this expense, therefore they are now owned by the POA. Motion carried unanimously.

**Old Business** – None

**New Business** – Kent stated there will be a road closure at 10069 Waterford Drive on Wednesday, March 26<sup>th</sup> starting at 9 A.M. for most of the day. There will be a notice posted in the bulletin boards and an email Blast will be sent.

David S. reported the yearly budget was not finalized and will be within a few days therefore the Board will vote to approve it electronically and again at the April meeting. It was mentioned that the budget process and the relationship with CPM, suggesting more regular meetings to improve communications.

**Adjournment** – David S. made a Motion, seconded by Scott to adjourn the Business Meeting at 7:35 pm. Motion passed Unanimously

### **Open Forum**

- Attendee questioned the effectiveness of the gate codes using iPhones. It was suggested to holding the button down to enter the code and home owner keep pressing the number 9.
- Many questions and comments regarding the grass cutting contact with John Kozel, still waiting for a second bid from him. Bids need to cover POA property only. Need to compare apples to apples. POA dollars should not be spent to cut privately owned lots and or home owners property.
- Attendee asks how many maintenance persons are getting paid by POA. Only one, using a #1099.
- It was clarified some pot holes are too large for volunteers to repair them. Some cannot be patched they need to be totally redone.
- Attendee asks why the gates were open weekend of March 15<sup>th</sup>. It was due to a loss of electricity. Ameren and medical personal, etc. needed access to get in.
- Attendee mentions some UPS drivers are leaving packages at the gates. A board member confirms the issue and that the packages were eventually found.
- Attendee states that Sarah who worked security at the beach should be hired back. She did an excellent job.
- Attendee mentioned when it rains water and leaves, etc. runs down to the lakes and clogs up the coves and ditches. Owners should come down and help clean up the trash.
- Attendee suggests adjusting the buoys and lights on the lake and mentions the need for no-wake zones.

In general, it was stated the challenges of managing the subdivision's maintenance needs, etc. and the importance of regular communication and address concerns with CPM to develop a better relation.

**Open Forum** – Concluded at 8:30 pm

**Minutes submitted by:** *Mary Lou Watson, Board Secretary*