

## 2022 SSTC Meeting Minutes

***JUN 14, 2022***

Present: Jim Hemenway, Steve Lehan, David Kachensky, Lee Erb, Julie Cook, Paula Hemenway, Heidi Grothus

Location: SSTC Clubhouse

### **1. Welcome**

### **2. Financials: The Profit & Loss statement for JAN 1-JUN 14, 2022 was reviewed.**

Steve presented his usual Profit & Loss statement for the SSTC.

5 Somerset properties with membership arrearages have been cleared so far for 2022. This resulted in income of an additional \$2,800.00 to books.

Total Income from membership dues so far was \$69,700.00.

Total Expenses from repairs & maintenance were \$31,691.68.

Net Income was \$38,044.14.

Reserve Account value was ca. \$197,000.00. Currently in interest bearing accounts.

As before, there seemed to be a general consensus at attempting to preserve our Reserve Account for unforeseen adverse events, and capital improvement projects going forward. Current membership dues allow us to keep the SSTC in good form with noticeable improvements and upkeep. Ostensibly, this is well received by the membership since we get mainly positive feedback for our efforts.

### **3. SSTC Membership:**

The number of equity memberships is projected to be between 56-58 for 2022. 25 Annual memberships have been issued out of 33 applicants for 2022.

### **4. SSTC Improvements for 2022:**

The pool was completely drained, re-caulked and acid washed prior to opening day. The SSTC Parking lot was resealed, and the parking spaces were re-painted.

The perimeter fence, roof of the clubhouse, and the ceiling of the patio cover were re-painted or are in the process of being finished. Additional accent painting on the clubhouse was also done as well.

Several concrete slabs around the pool were replaced as needed.

An additional shade structure was ordered, received, and is currently on site pending installation.

### **5. Open Discussion:**

The shade structure is scheduled to be erected on Friday, JUN 17th at 9:00 AM. The board examined parts of the structure, its anchoring system, and decided on an appropriate set-back. There will be some coordination, and some members will meet at different times on Friday to monitor the construction to insure all goes well.

A third round of invoices to unpaid members of the Estates community will go out shortly.

Fixing of the parking lot light post may require a specialized contractor, since the project seems to require some advanced work.

Some over-spray from the painting projects, especially near the west gate, is scheduled for a high pressure wash removal.

The operation of the security system was discussed. David commented on the need for a replacement, as did a few of the other members. The last quotation for this was ca. 2 years ago, so a new price quotation is needed. In addition, technology has evolved. The board also expressed an interest to re-visit the plausibility of having a replacement system with cell phone access to the cameras, with cloud video storage, eliminating the need of our current DVR. Ring offers such a system at a lower cost than the replacement of the DVR itself. David will look into these topics and advise on what the cost, equipment, and time frames are.

We noticed that the fluorescent lights in the utility room are not working. The problem maybe bulbs or transformers. However, a suggestion was made to simply replace them with LED lights. An electrician will be contacted for this upgrade.

#### **6. Election of Board of Directors:**

Steve made a motion to continue the existing appointments. The motion carried.

Julie Cook was formally appointed as the newest board member.

#### **7. Ajourned**