



## STILWATER POA QUARTERLY BOARD MEETING MINUTES

**DATE:** February 10, 2025

**TIME:** 5:00 pm

**PLACE:** Conference Call

**ATTENDEES:** Shannon Bentz – BOD  
Don Swartz – BOD  
Judy Gaudelli – BOD  
Tina Orndorff – BOD  
Kim Burdette – BOD

Barry Savage – Tripco Property Management

Steve Bentz – ARC & Owner  
Linda Ettinger – Owner

---

This report states our understanding of the matters discussed and/or status reached/established. Each person receiving a copy of this report is asked to review it promptly and notify the Secretary of any errors or omissions.

---

**ACTION:**     **A.**     **CALL TO ORDER**

The meeting of the Stilwater POA Board of Directors was called to order at 5:08 PM.

**B.**     **REVIEW OF PREVIOUS MINUTES**

ALL           The quarterly board meeting minutes from November were reviewed and approved. They will be posted to the website as such.

Progress meeting minutes were distributed to all parties. No comments were received. Progress meeting minutes were approved.

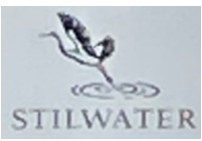
**C.**     **REPORTS**

1. President's Report

- a. Discussed complaints regarding attention to the hill during winter weather and how to proceed at this time.
- b. TO reports that tax return has been signed for filing.

2. Treasurer's Report

- a. Nothing outstanding to report at this time



- b. Still attempting to reconcile reserve study budgets with actual costs.
- c. Made adjustments to operations from the reserve study collections.

3. Management Report

- a. Status of quoted work items were summarized.
  - Golf path & hillside stone maintenance have not yet been completed.
  - Striping was not completed and will be done in the spring.
  - Tree trimming quotes were discussed. TRIPCO to update Arbor Tech quote and distribute for approval.
  - Awaiting pricing for new street signs.
  - Obtain a quote (per foot or section) of fencing to be installed by WFG.
  - Obtain a quote for replacing damaged dock floats.
- b. TRIPCO sent out an informational WINTER email on 2/7/25.
- c. TRIPCO believes the issue regarding receipt of POA emails is resolved.
- d. TRIPCO intends to send out the google form again to collect and update Owner information.
- e. Violation log has not been updated in a while. Tripco to keep the log up to date.
- f. It was reported that a tree was down across the golf cart path. Tripco stated that the tree was recently removed.
- g. Holiday security was discussed.
- h. TRIPCO confirmed that the staffing of 4 is adequate and that they are confident they can meet expectations for the summer.

4. Arc Report

- a. It is reported that lot #26 is sale pending. Tripco completed the paper work for the sale and believes the home will be in closing soon.
- b. It is reported that an offer may be pending for lot #33.
- c. Lot #54 submitted plans for a garage which the Arc reviewed and responded.

5. Nominating Committee Report

- a. KB recommended Jay Franzak and Linda Ettinger to serve on the committee. BOD approved.

6. Compliance Committee Report

- a. SB recommended Linda Powell and Bob Welch for the compliance committee members. BOD approved.

**D. OLD DISCUSSION ITEMS**

TRIPCO

(5-13-24) Tree trimming and maintenance is to be documented, approved by DNR if not done so already and then scheduled in early fall when the limbs can be visually identified. JG & LE will meet at the beginning of June to fully document all trees to receive attention. Including:

- 94 Stilwater provided a tree trimming request which has been approved by the DNR. The limb overhangs the firepit but is located within the common



area.

- LG stated that the tree by the center docks has additional “dead” limbs.
- (6-12-24) Trees have been reviewed and marked. DNR to review and approve.
- (7-8-24) Awaiting DNR to review and approve.
- (8-12-24) TRIPCO to obtain quotes for tree trimming and request DNR approval.
- (9-9-24) TRIPCO has not been able to schedule a meeting to review the scope of work for a quote.
- (10-14-24) BOD concern is that limbs to be trimmed won’t be obvious once leaves fall. TRIPCO to follow up with a date for work to be completed.
- (11-11-24) TRIPCO is now soliciting two additional quotes. Some of the trimming may be more urgent to address.
- (12-9-24) TRIPCO received one quote from Arbor Tech for \$2,750. Quote include 1 tree removal and 6 trees for trimming as approved by the DNR. TRIPCO is obtain one additional quote.
- (2-10-25) An additional quote was received for \$5,596 and includes a tree that was missed in the Arbor Tech quote. The POA requested that the Arbor Tech quote be updated accordingly and distributed via email for approval. Arbor Tech to also advise regarding timing for completing the work. It is confirmed that the work includes the tree trimming over LE’s firepit.

KB

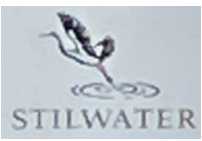
(10-14-24) New discussion items arising from the annual meeting included consideration of allowing jet ski’s to be tied outside of a designated slip on Stilwater docks or a separate independent dock for jet skis. Comments in regards to this consideration include:

- How many “spots” would be available and who would get to use them.
- How would the use of these be assigned or enforced?
- Would Owner’s who do not own a slip and do not pay into the dock reserve be allowed to use a jet ski spot.
- What is the associated cost for this amenity and how does it get paid and maintained?
- How would this impact the current level of boat traffic within the cove/shore line?
- Would this interfere with swimmers and other non-motorized vessel use.

There are at least two interested Lot Owners willing to develop this plan for the board to consider. The board will suggest that this be a committee at the next open meeting on 11/11/24.

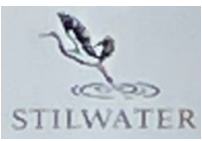
(11-11-24) It was determined that a “Working Group” will be formed to identify improvements for use of the Stilwater cove/shoreline.

- KB will be the chair the group which will report progress and ideas to the board. JG will co-chair. KB will reach out to those that expressed an interest to formalize the group members.
- This group would be tasked to review the cove/shoreline and develop suggestions for improvements that may allow for jet ski docking, designated/upgraded kayak launching, & safe swimming in addition to the current boat slips.



February 10, 2025

- (12-9-24) KB will reach out to interested parties and post the opportunity to participate in discussion on the website. The committee should also include Kayaks in their discussions and planning.
- (01-13-25) KB will include a call for interested participants in an email blast.
- (02-10-25) KB reported that Jay Franzak is also interested in participating in the discussions. KB will coordinate the first meeting and advise the board.**
- TO
- (11-11-24) TO would like to better understand from legal, the power of the Arc. SB would also like confirmation regarding the enforcement capabilities of the compliance committee from the perspective of the new legal firm.
- (12-09-24) This will be discussed in January and scheduled.
- (01-13-25) This will be discussed in February and scheduled.
- (02-10-25) This will be scheduled by TO and then the BOD will be advised for anyone wishing to join.**
- CLOSED
- (12-9-24) TRIPCO is to confirm that electronic correspondence is reaching all Owners, including emails with attachments and forms that may require response. TRIPCO is to correct any issues so that email correspondence can be fully utilized.
- (01-13-25) It is suggested that TRIPCO contact Boal regarding email distribution as they appear to be able to reach the community via email without issue.
- (02-10-25) TRIPCO believes the issue is a result of sending bulk emails and will be doing community emails in smaller batches.**
- TRIPCO
- (12-9-24) As the property manager, the POA requested that TRIPCO develop a form or method of collecting/confirming Owner information Annually. This is to include primary contact information & Stilwater information such as boat info, non-motorized vessel info, golf cart info, & rental info. This was "updated" last year with a google form and due to the uncertainty of email distribution, it is unclear if this was fully successful. It was stressed that this information often does change and is often not reported. As such collecting this information is important.
- (01-13-25) It was suggested that perhaps the master directory get circulated with a request to reply by a certain date regarding the information.
- (02-10-25) TRIPCO will be sending out the same form as last year for collecting updated information.**
- TRIPCO
- (12-9-24) It was discussed that the street signs, specifically Glen Acres, is in poor condition. It is believed that this is a private sign and is therefore Stilwater's responsibility. TRIPCO will solicit pricing to have the sign replaced and to make sure the sign is reflective.
- (2-10-25) TRIPCO reached out for pricing and has not yet received any information.**
- TRIPCO
- (12-9-24) WFG has constructed a very large home which prominently looks towards our shoreline. Concerns are raised that this construction and others in WFG will imply access and use of our shoreline. A visual deterrent, other than



February 10, 2025

logs, may be considered to re-direct users to the WFG shorelines. It is uncertain if anything can continue within the woods.

(01-13-25) In preparation for any future decisions, it is requested that TRIPCO obtain a quote (per foot or section) of fencing to be installed similar to that adjacent to the farm.

(02-10-25) Awaiting quote from Tripco.

ALL

(01-13-25) The board will review how the newly replaced furniture performed and the condition of the remaining older furniture to determine if and when furniture replacement needs to be considered.

(02-10-25) Tripco reports that the new furniture appears to be holding up well. The condition of older furniture remains unknown at this time.

CLOSED

(01-13-25) KB will put a notice in the email blast that we are looking for someone to manage the POA social media. It is envisioned that this would include posting news, updates, stories and acting as administrator for the account.

TO will reach out to LE to determine what she understands about the account as the last activity appears to be in 2020.

SB will attempt to understand how to act as an administrator on the account.

(02-10-25) Jean Tumbarello was identified as the administrator for the facebook account. The POA and BOD will feed Jean news, announcement and updates for posting.

#### **E. NEW DISCUSSION ITEMS**

TRIPCO

(02-10-25) The BOD has decided to hire security again for May 23<sup>rd</sup> & 24<sup>th</sup> in addition to July 4<sup>th</sup> & 5<sup>th</sup>. TRIPCO will advise security accordingly.

TRIPCO

(02-10-25) TRIPCO reported that an animal had nested in some of the dock floats and will require replacement. TRIPCO will obtain a quote for the new floats and schedule their replacement.

CLOSED

(02-10-25) Numerous complaints continue regarding attention to the hill during winter weather. Contractually TRIPCO is to treat the road with 4" of snow fall and to maintain the road "passable". Defining "Passable" is subjective. It was discussed that TRIPCO will address if contacted, but reminded the POA that they are not always "close" and it may take time. Other suggestions for improvement included the consideration of treatment during weekend checkins/checkout time frame, utilizing cinders, & possibly considering a camera to observe hill activity/problems/conditions.

#### **F. NEXT MEETING**

This concludes the progress meeting of February 10, 2025. The meeting adjourned around 6:21 PM. The next progress meeting will be on March 10, 2025 at 5:00pm via Zoom Conference Call. The next quarterly board meeting will be held on May 12, 2025 at 5:00pm via Zoom Conference Call.



February 10, 2025

Spring walk-thru has been scheduled for April 12<sup>th</sup>.

Reported by,  
**Secretary,**

Shannon R. Bentz

Distribution: BOD  
Tripco