



STILWATER POA QUARTERLY MEETING MINUTES

DATE: August 11, 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 5:04 PM.

B. REVIEW OF PREVIOUS MINUTES

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

Progress meeting minutes were distributed to the Board, a minor clarification on the date in which the golf cart path stone would be completed was made. No additional comments were received. Progress meeting minutes were approved.

C. REPORTS

1. President's Report
 - a. Annual meeting is scheduled for October 4, 2025:
 - Preparations are underway.



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- Meeting package will be assembled and distributed by TRIPCO around Labor Day. All committees and board members are to get TRIPCO their information for distribution.
 - SB will prepare an agenda for review and inclusion.
 - It was confirmed that the room at the college has been secured and Virtual attendance will also be available.
 - TRIPCO will come to the meeting with printed ballots
- b. It is noted that Debbie Feaster's number is still listed on the Dumpster Sign to call for any issues. TRIPCO is to update this information.

2. Treasurer's Report

- a. It is reported that the budget is back on track with no issues with the revised POA due schedule.
- b. The Treasurer's report was reviewed and approved.
- c. The 2026 budget is in progress. Any anticipated projects and associated budgets need to be reported by 8/22/25. Items discussed were:
 - Security costs
 - Furniture repair/replacement costs
 - Dock maintenance costs.

3. Management Report

- a. Status of quoted work items were summarized.
 - Golf path stone maintenance has been completed.
 - Striping: Awaiting a rain event to remove dust/debris from surface.
 - New downed tree (5/12/25: Obtained revised quote). Original quote is approved. Tripco to proceed. Arbortech has not yet completed this work item. It is reported that this work is scheduled for 8/14/25.
 - New cracked tree was identified and has since fell. On 7/18/25 TRIPCO reported via email that the DNR marked the tree for removal and the quote for both trees is \$2,850 which was approved. It is reported that this work is scheduled for 8/14/25.
 - New street sign. This work has been completed.
- b. TRIPCO provided a list of Owner's who have not yet responded. It is requested that TRIPCO compile the current information they have and bring it to the annual meeting for Owner's to review and initial if correct or update if not correct. They can also choose to not have their information shared outside of TRIPCO and the board.
- c. Violation log
 - Updated to include reports of notice letter distribution, dumpster being full, trailers/boats and excessive vehicles in driveways, and unauthorized slip use.
- d. Dumpster was discussed. Tripco is looking into new vendors. No update. It was confirmed that the dumpster is to be emptied on Monday's & Fridays over the summer (until Labor Day), but this does not appear to be



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happening.

- e. TRIPCO is getting a quote for larger stones (rip rap) in ditches to prevent road erosion. No Update
- f. West Dock Erosion by Land Design has been approved and will be coordinated thru Tripco. TO reached out in regards to status/schedule. Reportedly this work would be completed within the next two-weeks.
- g. It was requested that the grass/weeds in the sand boxes be cleared.
- h. TRIPCO to send out an email to include:
 - Due date for Board nominations
 - Annual Meeting
 - Owner dumpster use etiquette.

4. Arc Report

- a. Issues to date are New Builds not delivering on all aspects of their project which was anticipated and considered a condition of approval.
- b. A historical report is being assembled for presentation during the annual meeting.
- c. Annual meeting report will also include many reminders of things that require ARC approval.

5. Nominating Committee Report

- a. Committee is soliciting nominations for open board positions until 8/24.

6. Compliance Committee Report

- a. It is reported that GC TVRU does not state a maximum # of vehicles that can be parked in a driveway. The CC will review this requirement and associated rule.
- b. Annual meeting report will discuss rules that were violated and any rule changes or suggested additions.
- c. Will suggest ropes with signs across unoccupied slips to aid in unauthorized usage.

7. Working Group Report

- a. Will report on activities at the annual meeting
- b. Hope to have board recommendations to present as well.
- c. Are currently working on a plan to relocate kayak racks
- d. Shore line community clean-up is anticipated after the annual meeting.

8. Grounds Committee Report

- a. JG stated that someone from lake management will be present at our annual meeting.

D. OLD DISCUSSION ITEMS



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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.

(03-10-25) TRIPCO sent out the Owner Information forms. A response is due by March 17th. 29 responses have been provided online and 3 responses were received by mail. Tripco anticipates sending out a reminder and following up with folks that did not submit.

(04-14-25) 45 responses have been received. TRIPCO was asked to make phone calls to those who have not yet responded.

(05-12-25) 46 responses have been received out of 59 Owners. Tripco did send out several reminders. Tripco is to determine who did not respond and follow-up with those Owners. It was also suggested that the master directory be circulated at the annual meeting and updated/confirmed.

(06-09-25) Tripco did reach out to individuals but did not get many responses. It is requested that Tripco provide an updated master directory with information they did receive and flag individuals that did not respond so that the BOD may be able to assist.

(07-14-25) No update.

(08-11-25) TRIPCO provided the Board with a list of Owner's who have no yet responded. TRIPCO will compile the information on file and bring hard copies to the annual meeting for Owner's to review and initial if correct, edit if not correct, and an option to not have their information shared outside of TRIPCO and the board.

TRIPCO

(04-14-25) A larger tree in the buffer has split and fell. TRIPCO is to first consult an arborist to determine if the tree can be salvaged. Then will consult with DNR regarding the arborist's recommendation. TRIPCO will also obtain quotes for the recommendation allowed and advise the board accordingly. The BOD requested that the small branch that landed on a smaller newer tree be removed immediately. It is also requested that log from the tree be utilized to reinforce the property lines as discussed.

(5-12-25) TRIPCO consulted an arborist who did NOT recommend removing the remainder of the tree (which is still alive) as it poses no threat to safety at this time. It would cost \$1,200 to take it down if requested. TRIPCO received a quote of \$1,025 to clean-up the downed portion of the tree. The quote seemed



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high compared to tree work completed recently in the community. TRIPCO believes it may be due to access. TRIPCO is to confirm if vacant lot Owners would allow access for this process and if allowed, provide an updated quote.

(06-09-25) The original quote of \$1,025 remains unchanged. This quote was approved and Tripco was directed to schedule the work.

(07-14-25) Arbortech has not yet completed the work.

(08-11-25) Work is scheduled to be completed 8/14/25.

BOD

(04-14-25) It was questioned why our docks aren't usually installed sooner. Typically, it has to do with the water levels. An idea to provide incentive to complete the task earlier was suggested.

(05-12-25) It was suggested that a date range be provided so that those looking to give notice to pick-up their vessels can be assured that docks would be available.

BOD

(04-14-25) The BOD is soliciting updated information regarding property management and maintenance for the community, including updated information for our current property manager. Proposals are due May 7th. It was determined that quotes for miscellaneous maintenance work are premature ahead of this effort and any such quotes should be postponed. KB will advise anyone who provided such quotes accordingly.

(05-12-25) A tabulation spreadsheet is being compiled for analysis and discussion.

(7-14-25) The BOD will meet to discuss review and discuss next steps.

ALL

(6-9-25) Insurance discussion summary:

- Our insurance premium is \$1,980/year.
- The policy is based on the number of developed lots (39 at the time). Tiffany suggested it be updated to include all lots (59 in total).
- Boal's address is listed as policy holder, which is acceptable.
- Policy currently lists an incorrect address as the "premises" believed to be the Feaster's home. This address should be a home in the community. *BOD is to advise.*
- In general, the POA policy provides "Business Owner" coverage. Many coverages are built into the policy that do not apply. These were reviewed during the meeting.
- BUILDING coverage for Stilwater is currently a lump sum value. It would include common items throughout the property such as street signs, docks, dumpster enclosure, kayak racks, wooden walkway/bridge, and entry walls. *It is suggested that the BOD provide a more detailed itemized list and associated values for each of these items.* It was clarified that while dock damage is covered by the policy, individual boats are not.
- SEWER/DRAIN BACK-UP coverage pertains to a building. Utilities located within common spaces are not covered. It is believed that damages due to



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common space elements due to a sewer/drain back-up however may be covered.

- Employee coverage doesn't apply
- Much of the common area liability coverage also doesn't apply. The primary discussion in this section was related to trees.
- D&O coverage protects individual assets of board members as leaders and decision makers. It was asked if this coverage extends to the Arc who makes a large number of decisions, is appointed by the board to make the decisions, but is a committee with a chair and not a direct board member. TO will provide Tiffany with our governing documents and she will check with the underwriter. Arc chair may need to be named as a Director. The D&O policy is typically based on the number of people to be covered.

TRIPCO

(06-9-25) Tripco reported that a different tree near the large downed tree was noted to exhibit a similar split and is also noted to be leaning. This tree has been tagged for removal pending approval by DNR.

(7-14-25) This tree has since fallen. DNR has not yet been out to approval it's removal.

ALL

(6-9-25) TO is the current social media administrator. The POA has posted a request for a new social media account manager on the website. It is suggested that an outreach be posted on social media as well. An announcement will also be made at the annual meeting.

E. NEW DISCUSSION ITEMS

ALL

(8-11-25) It is noted that there is an increase in (rented) golf carts. It is suggested that hang tags or similar be available to designate the golf cart with the lot #, similar to boats.

ALL

(8-11-25) It is believed that the dumpster pad may require replacement/maintenance in the future and should be reviewed for budgeting.

ALL

(8-11-25) GC performs a tri-annual inspection of community common elements/grounds such as the retention pond. It is believed that Stilwater's inspections is coming due again soon.

ALL

(8-11-25) KB is working on a plan for a community Owner's lunch to follow after the annual meeting & shoreline cleanup.

F. NEXT MEETING



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This concludes the meeting of August 11, 2025. The next meeting will be a progress meeting held on September 8, 2025 at 5:00pm via Zoom Conference Call.

The meeting adjourned around 6:33 PM.

Reported by,
Secretary,

A handwritten signature in black ink that reads "Shannon R. Bentz".

Shannon R. Bentz

Distribution: BOD
Tripco