

**STILWATER POA
MONTHLY MEETING MINUTES**

DATE: February 9, 2026

TIME: 5:00 pm

PLACE: Conference Call

ATTENDEES: Shannon Bentz – BOD
Kim Burdette – BOD
John Chubb – BOD
David McKinley – BOD
Bob Welch – BOD

Barry Savage – Tripco Property Management

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 5:00 pm.

• **REVIEW OF PREVIOUS MINUTES**

ALL The monthly board meeting minutes from January were reviewed, approved and posted to the website.

• **REPORTS**

1. **President's Report**

- SB sent to the board comments for consideration on the Tripco contract language and requested the board to review and respond. Shannon will compile and discuss with Tripco.
- SB requested an updated owners' directory and Tripco indicated it is being updated today and will be sent to the board. It was discussed that it is only sent to a property owner by request. It was also noted that the directory is reviewed by property owners at the annual meeting for accuracy.
- SB shared that Lot #17 owner has agreed to make changes to the facade by the end of April to comply with the Arc approval.
- SB shared an email from legal counsel with questions posed on secret covenants/rules by lot #17 property owner. Legal counsel responded that he is not the correct party to address this matter and suggested it be referred to the board. The board will wait to be contacted directly before responding.

2. **Treasurer's Report**

- JC indicated numbers are trending well to budget.
- State (\$123) and federal (\$406) taxes were filed and paid.

- Annual DNR dock permit fee of \$6450 was paid.
- Accounts receivable are current.
- The Treasurer’s report was reviewed and approved.

3. Management Report

- Status of work items were summarized.
 - Triannual Grading Report - Tripco reported that the county has not yet inspected the work given the weather conditions.
- Winter Road Treatments – Tripco has received very few calls regarding the roads' winter conditions. Treatments have continued to be timely and effective.
- Compliance log – One minor item reported for lot #43 for three cars parked on the road (due to snow conditions on driveway). Cars were moved in short order after notification.
- Tripco sent a preliminary quote to the board for dock repair for the spring. It will be updated when 2026 prices are available from the dock vendors. It was approved in principal and within the dock reserve budget.

4. Arc Report

- No update.

5. Nominating Committee Report – no update

6. Compliance Committee Report – no update

7. Cove/Shoreline Working Group Report – meeting will be scheduled in the next two weeks to resume discussions.

8. Grounds Committee Report - no update

- **NEW DISCUSSION ITEMS**

The board discussed the need to update our website reference to rentals for “family groups only” to better convey the POA's intentions. SB to draft new language for board review.

- **ITEMS TO FOLLOW IN 2026**

1. Bartlett Tree work to start around March 18, 2026.
2. Two bulk pickups to be scheduled in spring/summer 2026.
3. Tripco to provide final quote on floats and cleats to be repaired before spring season.
4. BOD and Tripco to provide range of dates to POs for installation of docks in spring.
5. Updated POA language on rental groups to be proposed by SB/Compliance Committee.

- **OLD DISCUSSION ITEMS**

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 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.

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.

(11-10-25) Triannual inspection has taken place, improvements are underway and due to be completed by year end. Done.

(12.8.25) Awaiting completion of culvert clearing by Oak Fir. Done.

(1-12-26 & 2-9-26) Awaiting final county inspection.

- **NEXT MEETING**

This concludes the meeting of February 9, 2026. adjourned at 5:35 pm. The next meeting will be March 9, 2026.

Reported by,

Kim Burdette

Kim Burdette, Secretary

Distribution: BOD

Tripco