

**STILWATER POA
MONTHLY MEETING MINUTES**

DATE: March 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
Judy Guadelli – Grounds Committee Chair
Linda Powell – ARC Chair

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 February were reviewed, approved as draft and posted to the website.

• **REPORTS**

1. **President's Report**

- SB will compile comments and update Tripco agreement and discuss with Tripco. Signing to occur subsequently.
- SB contacted Bartlett Tree and confirmed that work will start in March.
- SB shared that there has been no further communication on Lot #17.
- SB confirmed that the board is in agreement with updated language on rental groups. Tripco will update the rental forms provided to property owners and KB will update the website.

2. **Treasurer's Report**

- An \$80 legal invoice was not approved by the board. JC will advise the law firm accordingly.
- Money market rates are stable.
- Accounts receivable are strong.
- 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 but anticipates it occurring given better weather.
- Winter Road Treatments – Tripco reported some issues with frozen road surfaces after treatment. Tripco notes that two signs have fallen and will be repaired.
- Dumpster - Latch has been repaired twice in past month.
- Compliance log – Nothing to report.
- Tripco to send board most updated Stilwater directory.
- Tripco will look into standing water around ditches and culverts on Stilwater Drive.

4. Arc Report

- Arc sent letter to Lot #36 for formal request for having redone deck rails and surfaces last year. Arc will follow up with explanation for request and resolution.
- Arc noted outside work being done on Lot #43 and will inquire with property owner.

5. Nominating Committee Report – KB solicited a board member to serve as chair for the nominating committee this year. BW agreed to do so. KB posted request on website for interested property owners to serve on committee.

6. Compliance Committee Report – no update

7. Cove/Shoreline Working Group Report – meeting Feb 24th

- WG decided to not pursue PWCs in Stilwater cove given the low threshold of interest and logistical and legal issues contemplated.
- WG solicited quote from Tripco for additional kayak rack at center docks and a quote for wood platform around existing racks at western docks. Will request board approval at later date.
- WG recommends no action on reconfiguration of center docks as action would not improve water depth at this time.
- WG discussed erosion near west dock and recommends assessment and monitoring during the spring walkthrough.
- KB provided update on goose hunt.

8. Grounds Committee Report

- Spring walkthroug scheduled for Saturday, April 25th @ 1pm
- Will assess erosion near lake as well as roadsides.
- Will assess condition of mulch at entrance.

• NEW DISCUSSION ITEMS

- Dock Repairs and Scheduled Input – Tripco noted docks may be put in as early as March 15th. Tripco will start repairing and inputting Stilwater docks in early April based on availability of new floats and parts. Board will need to give final approval on costs. Tripco will attempt completion by mid April.

- Tripco to install the on-land goose lights soon.
- Tripco to schedule bulk collection for Friday May 29th.
- Tripco to schedule security guards for Saturday, May 23rd and Sunday, May 24th and to schedule for Friday, July 3rd and Saturday, July 4th.
- Tripco to send spring email to property owners on above items as well as requirement for boat and golfcart tags and information on dock slip usage/availability for rent this summer. KB will post on website and MD to post on Facebook.
- Board discussed mooring blue and white buoys near center and western swim ladders for safety and precautionary issues. One time cost of approximately \$250 per buoy and \$75 DNR fee. Board approved expense and instructed Tripco to proceed with purchase and payment of fees to be able to install when docks are in put.

- **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. Tripco to purchase safety buoys to install near swim ladders.
5. Tripco to request Sunrise to start twice weekly garbage pickups from Memorial Day to Labor Day on Monday & Friday.

- **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.

(1-12-26 & 2-9-26) Updated POA language on rental groups. Done.

(3-9-26) BOD and Tripco to provide range of dates to POs for installation of docks in spring. In progress.

- **NEXT MEETING**

This concludes the meeting of March 9, 2026. adjourned at 6:00 pm.
The next meeting will be April 13, 2026.

Reported by,

Kim Burdette

Kim Burdette, Secretary

Distribution: BOD

Tripco