

**STILWATER POA
MONTHLY MEETING MINUTES**

DATE: April 13, 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
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 March were reviewed, approved as draft and posted to the website.

• **REPORTS**

1. President's Report

- SB will discuss agreement with Tripco this month with signing to occur subsequently.
- SB confirmed with Bartlett Tree that first two treatments were to have been done.
- SB will update the rules and regulations with updated language on rental groups and Tripco will update the rental forms provided to property owners. It was requested that Red Barn Rentals be given updated information on Stilwater.
- SB confirmed the Spring Walkthrough for Saturday, April 25th at 1 pm.

2. Treasurer's Report

- Given tax season, JC is still awaiting March financial reports but doesn't expect any notable items.
- \$80 legal invoice from last month was waived by law firm.
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3. Management Report

- Triannual Grading Report - Tripco reported that the county has not yet inspected the work but anticipates it occurring soon.
- Spring Email and Notification to property owners – Tripco awaiting completion of dock slips this week and will send.
- Dock Repairs and Input – water levels and wind conditions have slightly delayed work but to be completed this week. Cost for floats and related hardware was below original quote.
- Safety Buoys – Tripco ordered and is awaiting direction on placement which will be determined during walkthrough. Intent is to protect swimming and sandbar areas.
- Two fallen signs need to be repaired.
- Bulk Collection scheduled for May 29th.
- Garbage pick up to be twice weekly after Memorial Day.
- Security Guards scheduled for May 23 & 24 and Jul 3 & 4.
- Compliance log – Two minor issues for pod parked at Lot #1 and number of cars parked at Lot #5.
- Tripco to send board most updated Stilwater directory.

4. Arc Report

- Arc still awaiting work request from Lot #36 for deck rails and surfaces redone last year.
- Arc noted landscaping plans and work are still pending on Lots #1, 26 and 30.
- Arc and board discussed Lot #1's plans for cutting of large trees (3 or 4). Tripco to follow up with property owner and engage DNR as appropriate.
- Arc noted Lot #16 rebuilt fallen bridge and did tree work as approved.
- Arc noted digging and other activity on Lot #17. SB shared that the board will wait until next month for an update as per prior communications with property owner.
- Arc approved landscaping and painting for Lot #38 but not unattached shed.
- Arc noted Lot #43 to request outside work on steps.
- Arc shared that Lot #41 intends to submit plans for new build.
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5. Nominating Committee Report – KB and RW to meet for handover of Nominating Committee responsibility.

6. Compliance Committee Report – Committee asked to consider possible rule on number of cars in driveways.

7. Cove/Shoreline Working Group Report –

- WG awaiting 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 subsequently.

8. Grounds Committee Report

- Spring walkthrough 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**

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- **ITEMS TO FOLLOW IN 2026**

1. Additional bulk pickup to be scheduled in late summer 2026.
2. Tripco to provide final quote/bill on floats and cleats to be repaired.
3. Tripco to send updated property owners' directory to board.
4. Tripco to request Sunrise to start twice weekly garbage pickups from Memorial to Labor Days on Monday & Friday.
5. 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.

- **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 & 3-9-26 & 4-13-26) 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. Docks in as of 4-15-26.

- **NEXT MEETING**

This concludes the meeting of April 13, 2026. adjourned at 5:50 pm. The next meeting will be May 11, 2026.

Reported by,

Kim Burdette

Kim Burdette, Secretary

Distribution: BOD

Tripco