

**STILWATER POA
MONTHLY MEETING MINUTES**

DATE: July 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

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 4:59 pm.

• **REVIEW OF PREVIOUS MINUTES**

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

• **REPORTS**

1. **President's Report**

- SB will discuss agreement with Tripco this month with signing to occur subsequently.
- SB shared that legal counsel sent letter in June to Lot #17/Wickland regarding non-compliance with ARC approvals. Wickland sent lengthy letter but no tangible response. BOD to hold executive session today to determine next steps and have legal counsel communicate to Wickland subsequently.
- SB thanked BW for his work on coordinating new shoreline furniture and Tripco for the prompt pick up and placement. SB noted that many compliments were received over the July 4th weekend.

2. **Treasurer's Report**

- June financial reports were distributed. JC's comments: -
-Money market rates holding steady.
-Strong liquidity of POA to maintain our reserves.
-Account receivables are strong with no delinquencies.

3. **Management Report**

- Triannual Grading Report – Tripco reported that the county still has not inspected the work.
- Bulk Collection – Tripco disposed of bulk pick items and dock chairs.
- Spring Walkthrough Report – pending items
- Add stone to road edge at 26 Glen Acre Rd to prevent further degradation of road edge – to be done
- Remove leaves from culverts at Wilson Circle and Glenwood Circle – done
- Road edge at intersection of Glen Acres Rd and driveway to 185 needs to be repaired; Mt Top Paving provided \$3060 quote, awaiting Beitzel quote
- Reposition rocks at driveway culvert of 239 Stilwater Dr – done
- Cut down dead pine tree along cart path at lower corner of Lot 1 – to be done
- Scrap all wood Adirondak chairs – done
- Remove table from both [new] sets of high chairs to prevent breaking – done
- Kayak rack extension at center dock and paddleboard racks – Tripco to install
- Short dock poles/pole caps/cleat needing to be replaced – Tripco to purchase and install
- Buoys purchased by POA need to be placed out from swim platform – to be done (awaiting LM placement before Tripco does ours)
- Contact lake management on their incorrect buoy placement – to be done
- Eastern dock path – awaiting quote from Tripco to convert last 5-10 feet of path to gravel to remedy the mess with mulch; quote for permit, stone and labor
- Broken swim ladder at center docks to be welded to minimize cost – done
- Compliance log – Two trailers in driveways at Lots #26 and 38; remedied
- Tripco to send board most updated Stilwater directory

4. Arc Report

- Arc still awaiting work request from Lot #36 for deck redone last year
- Landscaping plans and work are still pending on Lots #1, 26 and 30
- Lot #1 in communication with Bartlett Tree for quote to cut 4 trees; will need DNR permission for 3 of the trees
- SB and Arc noted no activity on Lot #17 garage modifications as anticipated by end April. Legal counsel sent letter; response & next steps to be discussed in executive meeting
- Lot #16 completed unapproved projects
- Lot #41 new build plans (prefab condo look) were rejected
- Lot #40 landscaping/exterior painting plans not submitted
- Lot #54 exterior painting approved
- Lot #3 removal of dead tree approved
- Lot #24 additional road impact fee imposed as new build has taken more than one year

5. Nominating Committee Report – BW requested Tripco to send notice within two weeks to POA members requesting nominations for board positions for upcoming fiscal year. Two positions are up for election.

6. Compliance Committee Report – SB sent violation notice to Lot #16 for unapproved projects. Follow up on non-violation notices regarding exterior work done without ARC approval to Lots #36, and #40 (requesting after the fact documentation of work). Intent is to enforce the process without punitive action.

7. Cove/Shoreline Working Group Report – No report.

8. Grounds Committee Report - No report.

- **NEW DISCUSSION ITEMS**

- Garbage Dumpster – BOD expressed dissatisfaction with Sunrise process for emptying garbage dumpster and the resulting ongoing damage to road. Discussed option for possible second pad for replacing dumpster but may be insufficient space. Barry to call Sunrise to express BOD concerns and propose Sunrise pick up, empty and return same dumpster so as to avoid the loading and unloading.

- **ITEMS TO FOLLOW IN 2026**

1. Additional bulk pickup to be scheduled in late summer 2026.
2. Tripco to send updated property owners' directory to board.
- 3.

- **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, 5-11-26, 6-8-26 & 7-13-26) Awaiting final county inspection.

- **NEXT MEETING**

This concludes the meeting of July 13, 2026. adjourned at 5:52 pm.
The next meeting will be August 10, 2026.

Reported by,

Kim Burdette

Kim Burdette, Secretary

Distribution: BOD

Tripco