

Stilwater Property Owners Association

Annual Meeting

October 1, 2022 10:00 AM

Call to Order

The Annual Meeting of the Stilwater POA was called to order at 10:01 AM on October 1, 2022, via Zoom.

Establish Quorum

Representatives of 18 lots were present, 15 proxies representing 12 lots were held by the Secretary, and 3 proxies were held by others, for a total of 33 lots present. A quorum was established.

Introduction of Officers and Committee Chairs – Linda

Present and introduced were Linda Ettinger, President; George Leasure, Vice President; Tina Orndorff, Secretary. Don Swartz, Treasurer and Judy Gaudelli, Member-at-Large were absent. Steve Bentz, Chair of the Architectural Review Committee and Shannon Bentz, liaison to Tripco, were also present and introduced.

Review and Approval of Minutes of October 2, 2021 Meeting

The 2021 Stilwater POA Annual Meeting minutes were unanimously approved as presented.

Reports from Officers:

President's Report – Linda

- Linda reviewed the President's Report (Distributed to owners with meeting announcement.)

Judy Gaudelli's Report – Linda

- Linda reviewed Judy Gaudelli's report (Distributed to owners with meeting announcement.)

Treasurer's Report – Linda

- Linda reviewed the Treasurer's Report (Distributed to owners with meeting announcement.)
- Linda reviewed the Budget (Distributed to owners with meeting announcement.)

ARC Report – Steve

- Steve reviewed the ARC Report (Distributed to owners with meeting announcement.)
- Steve reviewed the ARC Recommendation (Distributed to owners with meeting announcement.)

Property Manager Report –Tripco

- Debbie provided the owners with the following Management Report.
 - Debbie introduced Tripco and the management services it provides to the community.

- Debbie asked owners to remove boats from docks the week of October 17th.
- Stressed to contact Debbie with questions/concerns/maintenance issues.
- Asked owners to keep information current.
- If you have a rental home, important to notify Debbie and complete rental form.
- Complaint log – know that issues not resolved result in fines.
- Debbie thanked the Board and Shannon Bentz.
- Debbie mentioned the Deep Creek POA and Deep Creek Watershed Foundation as both work to preserve the lake.

Nomination and Election of Board Members – George

George reported that there are two open Board positions with expiring terms, and that he will not be seeking reelection. The Nominating Committee nominated Linda Ettinger and Shannon Bentz for the open seats for reelection. Positions are for two-year terms. George asked for nominations from the floor. Hearing none, the ballot was sent to the membership via Zoom poll. Linda and Shannon were unanimously elected for two-year terms.

Vote to Approve 2022-2023 Budget

A motion was made and seconded to accept and approve the 2022-2023 Budget as presented. The motion passed unanimously.

Potential Restrictions on Rentals - Tina

- Tina reported that the Board has been discussing possibility of limiting rentals in the community and offered the following points:
 - Stilwater is a beautiful neighborhood and it's important to preserve aesthetics and have property taken care of by owners.
 - Enforcement of Rules very frustrating and time consuming.
 - Rental companies not doing job.
 - More construction/more rentals may change the % of rentals.
 - Other communities are restricting or prohibiting rentals and that we do not want to be one of the only communities allowing rentals.
 - Board has been levying fines but still takes time on part of Tripco and the Board.
 - Members of the Board have spoken with 2 attorneys that opined that legally prohibiting rentals can be done if we follow appropriate steps.
 - Would require amendment to governing documents. Need to work with lawyer to draft amendments, ballot, call special meeting. Despite the language in the covenants, under Maryland law we would need 60% owners to vote in favor.
 - Board has discussed different options:
 - Prohibit rentals as of a certain date
 - Grandfathering those currently renting

- Placing a cap on number of rentals
- Tina opened the discussion to other members of the Board and the owners for comments/questions:
 - George Leasure – most of issues we see are from rentals, non-engaged lot owners, activity from rental and ARC issues Steve brought up. Some owners who rent are good owners.
 - Linda Ettinger – maybe reconsider changes to minimum square footage.
 - Steve Bentz – lot 26 being developed as rental, built as big as county would allow.
 - George Leasure – reviewed some of the options that the Board has discussed.
 - Owner – asked the Board look at adding to minimum square footage, consider liquidity of homes from future sale, and how the Board would handle a situation in which an owner rents without informing the ARC.
 - Linda Ettinger – ability to rent gives options to owners.
 - Linda Powell – other associations that have moved from rentals to non-rentals. If the covenants were changed to limit rentals, it would be like the current rule that those owners with swimming pools cannot rent if sold.
 - Steve Bentz – not asking for anything outside of bounds.
 - Owner – asked if some of the problems are more Air B&B or Railey and Taylor-Made. Owner uses Air B&B. George explained that we have more problems with Railey and Taylor-Made.
 - Owner – suggested we considering give 12 or so current renters a couple years to to sell house if they want out. Also suggested seasonal rentals as a possibility.
 - Owner – supported ceasing rentals and voiced that there is not a single visit that she does not have a single weekend without an issue with renters.
 - Owner – said Stilwater is wonderful community, and agree with everything that has been said.
 - Owner asked that we send something in writing to community. He would be happy to be involved and get in touch with ARC.

Concerns and Questions from the Lot Owners

- Owner reported that there was a dock pole missing the entire season. Also, the end of the rental house dock had a loose end corner the entire season and last summer. George asked Debbie to check into the dock issue.
- Owner also reported that she finds kids throwing the large rocks in the water by her dock, and that she normally puts them back when she gets the opportunity.
- Owner suggested the white fence be extended on both sides to prevent trespassing.
- Owner asked if we could inventory/sticker kayaks.
- Owner allowed another Stilwater owner to use his slip but made it clear if was not to be used for renters, only the owners.
- George Leasure mentioned that there is plenty of water in docks as of last week because of the addition of the new dock section.

- George Leasure reported on an owner's concern from last year – owner asked for better accessibility for dock access. He asked Tripco to make a smoother transition from ground to dock section.
- Owner reported that the trash gate needs to be welded and the dumpster gets swapped out and left without a dumpster for long periods of time. Linda replied that the Board will look at this issue in the fall.
- Owner suggested lower dumpster on 2x8 or 2x10s to save road and solve that problem.
- Owner reported that the dumpster gate should be simplified. It is hard to use and is left open often. It also freezes in winter and is hard to close.

In accordance with the Bylaws, the next Annual Meeting will be held October 7, 2023, the first Saturday in October.

Adjourn

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 11:55 AM.

Tina Orndorff

Stilwater POA Board Secretary