

SMCPOA Board Meeting Minutes

Saturday April 23, 2022, 10am

Pool House

Call to order: Mark Mitchell, President at 10:05am

Present: Board Members present: Mark Mitchell, Danny Craig, Bob Makson, Paul Williams, Robin Kitchen, Christy Meeks, and Mary Wagner (by facetime video)

Other owners present: Dana Kitchen, Randall and Patty Yow, Terry LeGros and Dale Morgan, Anne Hubach, David Underwood, and Charlie Leitao

Treasurer's Report: Paul Williams, treasure, Profit and Loss covering January 1-April 21, 2022

- The Association's net income-\$18,393.19
- Expenses-\$62,353.81
- Reserve-\$49,777.62
- Checkbook-\$30,818.12

Old Business

- Urinal in Men's bathroom-Steve at the Marina repaired it
- Post Repair Unit 118-completed.
 - Dan Schultheis's company did an amazing job, and the post looks great!!
- Kitchen update to clubhouse... still open and on hold until we get past some of the larger expenses, we know we have taken care of.
 - Several owners have stated they may try to complete some of the work themselves, helping with the cost.
- Pool Furniture replacement- the order went in, and we placed a deposit. Dave Sults was to inquire about the old furniture being donated. Anyone heard from him regarding this?
 - Dana Kitchen stated Dave had contacted the ReStore and they will not take it due to the volume.
 - Anne Hubach asked about keeping some of the furniture for herself. She will come pick up furniture in the next couple of weeks.
- Non-electric grills on the property discussion regarding timeline to remove and fines. Has the below been completed? Owners discussed with Mark Mitchell they would remove grills as soon as they could.
 - **(Last board meeting-1.29.22) Danny Craig made a motion to add pellet grills and deep fryers to the rules and regulations. Bob Makson seconded the motion.**
 - State fire code was sent around by Mark Mitchell to show current laws that flammable grills cannot be within 10 feet of the buildings. All reminded SMCPOA rules do not allow them anywhere on the property.
 - Anne Hubach asked about possible grill area where all owners can grill out.
- Storage unit on lower porch at the townhouses and shelving. How do we handle? **Need to discuss this again**
 - Discussion was had and it was agreed that the storage unit looked nice and blended in well to the building.
 - The board reminded the homeowners any change to the outside must be submitted to the board for approval.



- Phase II roof replacement-**Completed**
- Pickleball Court discussion from owners meeting Christy and Dana Kitchen were going to look into cost. **Should we remove this as a non-item and move on?**
 - Dana Kitchen looked into fixing the pickleball court but has found it will be expensive considering the cracks and damage to the court.
 - Anne Hubach stated she knows some people who may be willing to help repair the court. She will look into it and get back with the board.
 - Danny made a motion to take down the net while the tennis courts are in need of repair, so no one gets hurt. Paul seconded the motion.
 - Other options were mentioned for the tennis court, such as a grill and picnic area or dog park.
- Keys from all new homeowners received and in place. **Mark and Danny doing key check April 23rd and will report findings. They want to remind owners the keys are behind 3 locks with limited access.**
 - Christy stated she had already completed the key check at the townhomes.
 - After Mark and Danny complete the key checks for the condos, emails will be sent out to those who do not have an up-to-date key.
- Snow Removal – **Did we add the Snow Removal policy to the Website? Should we send it out to all owners if not already done?**
 - Christy will make sure the Snow Removal policy is put on the website.
- Chimney Inspection **Any feedback from owners to put on report showing who is not using or who has had them inspected? Who is going to keep up with this report?**
 - Owners have been sending in emails stating they will not/ and have not used their fireplace. We have also received several invoices from owners where they had their chimneys inspected.
 - Christy will keep up with invoices and letters.
- Speed bump cost?
 - David Underwood spoke to the noise and cost to have a speed bump put in. He suggested a rubber one if one is needed. It would be cheaper and can be removed if a snowplow needs to come through.
- Venmo Account- **Completed, has this information been sent out to all owners?**
 - Info has not been sent out due to issues with Venmo account. Without a business account, we are limited on how much we can transfer a day. A business account would cost a percentage of money received.
 - Paul and Christy will look into Zelle transfer for the next quarter.
- New POA mailbox, how is this going? All owners know about it now?

- Email will be sent out about new address for POA. We wanted to wait and send out the email after the mailbox had been tested and mail received in it.

New Business

- Owners continue to contact Christy instead of using the email on the website to get answers. They all need to be told to use the website email. We have that there to be able to record when they ask and what our answers were. I can send email out to all owners if necessary, but they need to leave Christy alone and be considerate. This is what drove Shirley out of the board
Thoughts?
 - Email will be sent out to remind owners to contact board from website
 - This will provide paper trail of when someone asked and how board responded
- Rocks in front of Phase II and in the planter areas at the townhouses
 - It was discussed only to put rocks in front of Phase II.
 - Townhouse owners would like to put flowers and pavers in the areas in front of their units, since they use them as walkways at times.
- Owner asked about putting up a dish for TV services. We told them no as we will not allow any satellite equipment on the outside of the buildings.
 - Any cable service needs to go through wires, not attached to the building.
- Fallen Poplar tree and dead tree needing to drop near H Dock-
 - We received two estimates for \$2,500 to remove the fallen and dead trees.
 - Christy is going to ask a friend about removing at a cheaper rate.
 - Anne Hubach and her husband have offered to cut the wood into fireplace lengths and bring their wood splitter to split it.
 - Dead tree will need a professional tree service to remove it, due to if it falls the wrong way it could take out part of H Dock
- Chimney Sweep and Dryer Vent companies to put on our website.
 - Danny Craig made the motion to change the chimney inspection to every 3 years instead of every 2 years. Paul Williams seconded the motion.
 - Robin will check into companies who can clean out the dryer vents.
 - Christy will send out an email with the contact information for both vendors and will make sure the information is placed on the website.
- Dodson Pest Control letter about Termidor and possible need to retreat the buildings.
 - The treatment would be \$9,500 for the property.
 - It was discussed and decided to wait on the treatment for now.
- Spring Cleanup time. Need to send notice out to all to remove empty/dead pots and potted plants. Seeing some garden flags out, may need to send reminder out that our rules and regs show they are not allowed.
 - Christy will add this to the Spring Cleanup email
- Gas inserts for the fireplace.
 - Discussion was had about how gas is safer than a wood fire.
 - Randall Yow will put together a proposal for gas inserts to present to the board by their next meeting.
- Discussion over why the kitchen in clubhouse is not accessible to owners on daily basis
 - It was stated all owners can use clubhouse. They need to reserve it and must leave it in the same condition they received it.
 - The board is reviewing what the process should be.
- Christy will send out an invitation for the Memorial Day Potluck and date for pool opening

Next Board Meeting: August 6, 2022 at 10am in the Clubhouse