



## SMCPOA Meeting Minutes

Saturday, October 12, 2024 – 10 am

Location: The Clubhouse

**Meeting called to order:** Randall Yow called the meeting to order at 10:05am

**Board Members Present:** Randall Yow, Paul Williams, Christy Meeks, Robin Kitchen, David Underwood, and Terry LeGros (by Phone)

**Other Owners Present:** Michael Norton, Alice Hopkins, Mac & Ann Pace, Charlie Leitao, Dana Kitchen, Gary Paul, Mark & Sherry Mitchell, Danny Craig, Jim Hardy, Mary & Jim Wagner, Richard Hawkins, Denise Schultheis, and Janice Minkler.

**Treasurer's Report-**Paul Williams • Profit and Loss covering Jan. 1-October 11, 2024

- ✓ The Association's net income- \$5,741.35
- ✓ YTD Insurance bill paid- \$32,629.00
- ✓ Expenses-\$ 137,706.55
- ✓ Checkbook-\$11,730.61
- ✓ Reserve-\$83,064.86

**Secretary's Report – Minutes from last meeting have been approved**

### Old Business

- Property Sale and Right of Way- Surveyors were here 2 weeks ago. Still waiting for approval from Franklin County. Once approved, Dale Runyon will purchase the lower parking lot.
- Water system-The water has been switched over and the lines have been flushed. There are 60 lbs. of pressure at the top of the hill and at the hydrant at the bottom of the hill. The old lines had to be blocked off, so we can no longer use them.
- Insurance info from owners- Secretary will send out reminders to owners who have yet to send in their insurance verification.
- Property Management
  - Randall Yow discussed hiring a property management company to check units and discuss any issues found with the unit owner.
  - Randall Yow read the list of items that one company could provide, including walking around the property each week, 4 hours of maintenance each month,

checking units twice a year, help finding contractors and checking any jobs completed to make sure they were done correctly.

- It was mentioned this option would be cheaper than if we had each unit inspected yearly.
- Reserve Study
  - Would like to have the study done in early January if possible.
  - Reminder the 2020 Reserve Study was completed with 2020-dollar amounts and the costs of repairing items have gone up.
  - Study should look much better than the last one, since all 3 roofs have been replaced, the clubhouse redone, and the lower parking lot and water will be removed from our lists of repairs. Also, money from the sale of the lower lot will be in the POA bank account.

### **New Business**

- Capital Contribution Fee
  - Discussed what this fee is, along with pros and cons for our association.
  - If the association decides to move forward with building the townhouses, we will vote on whether to implement the fee, only for the new owners.
- Rental properties
  - Discussion about short-term and long-term rentals.
  - Need more discussion before the owners can vote.
- Townhouses on Tennis Courts
  - Description of possible plans to put 8-12 townhouses on the tennis courts.
  - It was mentioned the association would collect a percentage for the sale of the homes and the land. The POA would also benefit from the extra dues collected from the additional units.
- Election
  - After determining a quorum was present at the meeting, the ballots for the 2 Board seats were passed out.
  - The ballot included Paul Williams, Terry LeGros, Richard Hawkins, and Charlie Leitao.
  - The votes were tallied by David Underwood and Alice Hopkins. This included the proxy votes which were turned in at the start of the meeting.
  - The two individuals elected to the board for the next 3 years were Paul Williams and Charlie Leitao.

Meeting adjourned by Randall Yow at 11:32 am

Next meeting: Board Meeting- January 18, 2024, at 10am in the Clubhouse