SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.
MINUTES OF ANNUAL MEETING
OCTOBER 18, 2025

The meeting of the **Sportsman's World Property Owners' Association, Inc**. (SWPOA) was called to order at 10:00 A.M.

A quorum was present, represented by members in attendance in person and by proxy. A list of those present and represented by proxy is maintained in the SWPOA office.

Tom Winkelman, President of the Board, introduced Christine Watters, Vice President, and Roy Davis, Secretary/Treasurer.

Nominations were called for from the floor. Tom Winkelman's term is expiring. Tom Winkelman and Stephen Kennedy are running for the open board position.

A motion was made by Roy Davis and seconded by Christine Watters to approve the minutes of the Annual Meeting held October 19, 2024, as written. The motion carried.

The financial statements for SWPOA were presented. The Board reviewed the financial statements. Tom Winkelman reviewed the proposed budget for the 2025–2026 fiscal year and explained that the budget established the annual assessment at $125.00 per property. A motion was made by Tom Winkelman and seconded by Christine Watters to approve the financial statements and the 2025–2026 budget. The motion carried.

Tom Winkelman explained that over the past year, the ACC has approved 14 building permit applications. Among these applications were 3 new construction homes, several additions, fences, pools, solar panels, silo, and a dock.

SWPOA NOMINATING COMMITTEE FOR 2025-2026
Ann Burns, Christine Watters, Scott Parrish

SWPOA ARCHITECTURAL CONTROL COMMITTEE FOR 2025-2026
Todd Burns, Scott Parrish, and Colton Puckett.
Brian Hooker is the alternate.

LAND USE BOARD FOR 2025-2026
Position 1 Lloyd Raforth
Position 2 Scott Parrish
Position 3 Christine Watters
Position 4 Luke Lea
Position 5 Todd Burns

The meeting was open to comments from the members.

Carol Cashion asked questions regarding the financial statements, particularly the office expense category and the difference between budgeted and actual expenses. The Board explained that office expenses included the purchase of a new computer, envelopes, printer ink, QuickBooks renewal, and other office-related expenses.

Carol asked about the expected useful life of the computer and recommended that the previous computer be removed from the balance sheet and the new computer be recorded as a fixed asset and depreciated over three years. She also recommended that the appropriate accounting entries be made to write off the old computer and record the new asset. The Board explained that these matters would be addressed by the CPA during preparation of the association's tax filings.

Carol also questioned the office expense budget for the prior and current fiscal years. The Board explained that software and service costs, including QuickBooks, Adobe Acrobat, and website expenses, generally increase annually. The budget was based on anticipated expenses for the upcoming fiscal year.

Carol Cashion questioned the increase in the telephone expense budget and asked whether a landline was necessary. It was explained that the expense covered the association's office telephone.

Stephen Kennedy encouraged members to consider turning off outdoor lights at night when not needed and suggested using lower-wattage bulbs for flagpole lighting.

Lori Bruns expressed concerns regarding overly bright outdoor lighting.

Members discussed whether the Association could take action to address excessive lighting. A member raised the possibility of a dark-sky initiative and suggested that the ACC revisit the issue. Other members expressed the view that the Board should represent the community's concerns, communicate with members, and provide information regarding any actions being considered.

The Board asked whether affected members had discussed their concerns directly with their neighbors and indicated that the Association could send a letter to members regarding outdoor lighting. Members reiterated their request for a letter to be sent. The Board stated that a letter would be sent.

The ballots were tallied. Tom Winkelman will remain on the board.

The Annual Meeting for 2026 will be held on the third Saturday in October, October 17th, 2026.

There being no further business, the Annual Meeting was adjourned at 10:27 a.m.

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Roy Davis, Secretary/Treasurer