

# SWANSBORO COUNTRY PROPERTY OWNERS ASSOCIATION

## HISTORY OF DUES

Dec. 2014 – Dues raised from \$757.00 to \$780.00 for the 2015 fiscal year. This increase was voted on by the **Self Managed** Board.

**February 2015 a new Scpoa Board of Directors was elected and seated.**

**OCTOBER 1, 2015 – New Board of Directors HIRED PROFESSIONAL MANAGEMENT COMPANY**

2016 - Lowered dues by \$60.00 to \$720.00

2017 – Lowered dues by \$70.00 to \$650.00

2018 – Lowered dues by 50.00 to \$600.00

2019 – Lowered dues by \$25.00 to \$575.00

2020 – Lowered dues by \$25.00 to \$550.00

2021 – One Time Only Dues Reduction of \$141. 00 = \$409.00

2022 – Lowered Dues by \$25.00 to \$525.00

Prior to 2015 while “self - managed” our dues were on the increase and anticipated (per board minutes) to continue to rise until reaching \$1,000.00 per year. Despite member and maintenance requests for amenities to enhance the association, requests were denied.

Since the Treasurer position was restored with the seating of the new board in Feb. 2015, the hiring of The Management Trust, errors corrected in the Browning Reserve Study, no more bookkeeping error write offs of \$6,000.-\$9,000. per year, and responsible oversight of

accounting and spending by the Board of Directors from March of 2015 to current, we have seen a steady decrease of our dues and the increase in services and amenities, such as the following:

- Hired The Management Trust
- Initiated FREE member Chipping Program for our members
- Installed an enclosed and roofed Community Bulletin Board
- Purchased maintenance Dump Truck
- Purchased Kawasaki Maintenance Mule
- Large Commercial Community Playground at Dyer Lake.
- Crackseal /fog seal, restripe airport \$30,620.
- Trailer for transporting riding mower and other equipment
- Snow plow and plowing community roads
- Flag Pole at Dyer Lake
- Added driveway and unfettered access to SCPOA asset (airport/runway) and paved airport parking lot, added new large gate. Prior access to airport was through private property and a small driveway not usable for emergency vehicles. The driveway and lot has been utilized regularly by our fire department, allowing easier access to meet medical helicopter transport, allowing access to members in **evacuation preparedness**.
- Professional riding lawnmower
- Scpoa roads paved and maintained
- New basketball hoops installed
- Pickle Ball court
- Pavilion re-roofed by maintenance (Kevin) saving Scpoa thousands of dollars in installation costs.

- Addition of a part time maintenance man to assist Kevin.  
All items purchased for the maintenance crew are to benefit our members!

**2022 -2023 will see the addition of a new community building which has been discussed for as long as 20 years.**

We do not anticipate any dues increase due to the community building.

Karen Pullin – President Paul Beacham/Wayne Gregson – Vice President David Strick – Treasurer

Luz Brown – Secretary Megan Lattanner – Director Derek Trimble – Director

Rob Kirkpatrick – Director

At the November 17, 2022 meeting, it was disclosed that Scpoa received notice from our Insurance Broker that our umbrella coverage was being increased from \$2562.00 per year to \$17,788.00 and our liability limit of \$10,000,000. was being lowered to \$5,000,000. due to our exposure to the airport/runway. In 2021 we were non-renewed by our then Insurance Company Philadelphia Insurance because they will no longer cover an HOA with an active airport/airstrip. As of 11/21/22 our Broker has advised that she has not been able to secure an Umbrella Policy from any other company other than the above \$17,788.00 policy. Scpoa will need to address that reoccurring annual expense and extreme increase.