SSPOA BOARD MEMBERS MEETING

November 11, 2021 (via phone) 5:30 p.m.

Members in attendance: Larry Davis, Freda Heyen, Jim Harrison, Lynn Marqui

Freda Heyen submitted her resignation from the Board after serving for one year. Cindy Sullivan will resume her secretarial duties starting in 2022. Welcome Cindy and thank you.

There were 4 Agenda Items to be discussed. Budget, Assessments, Purchasing of the front entrance property, and Cluster Mailboxes.

BUDGET REVIEW and APPROVAL

The Finance Committee met on November the 4, 2021 to review and develop the 2022 budget. Lynn presented the current 2021 budget to actual spend analysis and then we reviewed the Finance Committee’s recommended 2022 budget. In general, there was not objections to the new 2022 budget.

Road Maintenance:

Jim spoke to Rich Franklin and he does not anticipate additional road expense beyond the current 2021 budget for 2022. Therefor the current 2022 road budget reflects the same road budget used for 2021. He will work on a more detailed budget for next year for 2022 and forward it to the Board so detailed tracking of rad expenses can occur through-out 2022. It was agreed that we need to keep a focus on the calcium chloride. It’s application this summer has been very beneficial. In May/June of 2022 we will take a look at the current road expense spend and determine if we want to apply the Calcium Chloride again in the summer of 2022 and if we will need to pay for it from reserves or from the 2022 road budget or a combination. Another additional road consideration will be for additional drainage pipes and culverts on Butternut and Shiloh Overlook.

The remaining items on the budget were all reviewed and discussed. Larry made a motion to approve the budget and it was seconded by Freda. The Finance Committee meeting notes and the 2022 budget will be posted on the SSPOA website.

ASSESSMENTS

The Finance Committee suggested keeping our current dues of $280 in place for 2022 but may need to look at increasing the assessment dues for 2023. Residents will be advised of this when they receive their next assessment dues letter in December of 2021. Lynn made a motion to not change the current assessment dues and it was seconded by Jim.

PURCHASE OF ENTRANCE PROPERTY

It was agreed that the purchase of the Property at the entrance to Shiloh, where the existing mailboxes are, would be purchased out of our reserves. (Estimated reserves for the end of 2021 are $26,000). Currently a Mr. Strickland is the owner of the small plat of land where the existing mailboxes are located. Also included in the plat is a piece of property and a trailer that sits across (and is divided by) Burch Cove, from the mailboxes. Larry Davis has been in correspondence with Mr. Strickland who is willing to sell for $2,000. Larry will meet with an attorney, Miranda Woody, to handle the closing on behalf of the POA and get it retitled to Shiloh Stables POA. Many thanks to Larry for all that he has done in pursuit of this. The Ledford family owns the parcel of land to the left side of Shiloh Drive at the entrance. We have no control over that piece of property. It was discussed that perhaps in the future, the HOA could look into purchasing it. Lynn made a motion to proceed with the purchase of the property and it was seconded by Larry.

CLUSTER MAILBOXES

Shepherd Farm residents were notified (through their personal mailboxes) about the proposed mailbox cluster that the POA is looking into constructing for Shiloh Stables residents. Jim will attempt to verify with the residents of Shepard Farms to make sure they did receive the notifications and that all families were included. The question arose as to how to move forward with the S.F community using the new mailbox cluster. If they would like to be a part of the cluster it was suggested that they could “buy in” to the cause for a one-time expense. Otherwise, their boxes would probably need to be moved or stay in their current location. More research will need to be discussed. Shiloh Ridge is not part of the SSPOA. They have their own mailboxes.

Two options were drawn up for the proposed cluster and discussed. These were reviewed and discussed. Members of the Board lean toward Option 1 for reasons that the construction would flow with the architectural designs of the community and enhance the entrance. This is all still in the initial phase of planning. More research is needed into the size of the physical structure, total costs, and the number of mailboxes. 35 is the current number of resident boxes proposed with an additional 3 to 6 package mailboxes for use by the carriers. The sketches were given to Jeff Richbourg to review for costs and possibly being the builder. Other thoughts led to perhaps getting a few community members to help in the construction to keep costs down. Jim will continue with the research for the overall cost estimate and construction options. The Board will meet again to approve the finalized plans, costs, and construction approach. The target completion will be the fall of 2022.

ADDITIONAL ITEMS DISCUSSED

Currently, the SSPOA pays for 2 dumpsters that are emptied once a week. The dumpsters are staying full and it may be that we will need to schedule a 2nd pick-up per week. It’s been noticed that the residents of Shepherd Farms and Shiloh Ridge have been using the dumpsters. At this point, Jim will look into drafting a letter to both communities about paying an annual fee for continued use of the dumpster. Lynn will break down the cost to see how much we would be looking at.

As more information is reviewed and discussed on the above items, the Board will reconvene to further discuss.

Meeting adjourned 6:40 p.m.