

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: April 30, 2026

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' residence

Present: Bill Roberts, Rose Roberts (via phone), Paul Desrochers, Holly Heath, Jon Kremser, Tom Deussen, Kathy Lee Thornton

Absent: none

The meeting was called to order at 7:01 p.m. Minutes from the previous board meeting on January 6, 2026 were approved.

Rose reviewed the financial report highlights, which she had shared with board members via email on April 10, 2026. As of that date, the checking account balance is \$21,442.97 and we have a CD account balance of \$8000.00. Our loan balance is \$973.18 and will be paid off in 3 months. Court cases balance is \$9,511.39 and we should be receiving approximately \$600 this month in payments made to the trustee. Note that the original amount owed to SPLOA was \$17,381. We are currently at 55% of that balance, and when we receive the \$600 the balance owed to SPLOA will be reduced to 51%.

There was one dues payment of \$492.45 which included a \$14.45 interest charge due to being past due. Member dues are now under budget by one dues amount still owed, which hopefully will be received at the time of the house closing for that resident. There are no other notable items to report this month.

Jack and Gloria Rose kindly completed the annual audit. They found no issues.

Gloria reported to Kathy Lee that the drainage efforts made last fall seemed to have helped. They observed no flooding or wash outs in their front yard this winter/spring. Tom Deussen shared his concern about several areas which may need further modification. Bill suggested that we keep an eye on how things hold up and that we may need another half day to make further improvements. Bill is researching another source for rental equipment.

Bill said we may also need a clean-up day for overhanging trees/branches. Tom stated that he is aware of two trees that need to be trimmed back or taken down. He said he would be able to take them down himself and Jon said to call if he needs assistance.

The road grader was expected to be here in late April for the first grading. Bill will contact him to make sure he will be coming this week. Because of the increase in diesel fuel prices, PJ has needed to raise his prices. Board members felt that this increase was understandable. Jon commented that the tar job on the hard surface seems to have held up well over the winter.

At this point, at Bill's request, we began an executive session.

The board then discussed several proposed covenant modifications. Language for these proposed changes will be improved and finalized at the next board meeting so that proposed changes can be sent out to members for consideration prior to the Annual Meeting.

The next meeting is scheduled for June 23, 2026 at 7:00 p.m. at the Roberts' residence. The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Kathy Lee Thornton