

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: July 8, 2025

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' residence

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

Absent: none

The meeting was called to order at 7:03 p.m. Minutes from the May 22, 2025 were approved.

Rose reviewed the Balance Sheet as of June 30, 2025. The checking account balance is \$16,417.15. The notable monthly expenses for the remainder of the year are \$329.36 for the MVSb loan and the road contractor monthly payment of \$714.00 per month through October. It was also noted that the MVSb CD is \$8,086.32 with \$83.32 interest earned (approximately \$30 per month). The accounts receivable for the court cases is \$12,159.29. We received a payment of \$67.56 in June. There are approximately 3 years of monthly payments left per the court documents to pay off this receivable in total.

Rose reviewed the Income versus Budget as of June 30, 2025. Total expenses through June are \$5,658.41 which is under the budgeted expenses by \$1,156.59 which is favorable. We are over budget in the road maintenance/repair by \$985.09 which is due to the purchase of gravel that was not budgeted which was \$1,026.00 paid in April as well as an increase in road contractor expense since we budgeted for \$4800.00 a year (12 months) for Jim Sherman and we are now paying \$5,712.00 (8 months) for White Birch Property Management. We have also used the gravel and will incur additional expense for gravel that was recently delivered.

Rose reported that the accountant sent in our tax forms on June 14.

The proposed budget for next year was reviewed and was approved unanimously by the board. Rose will present the 2026 budget at the annual meeting in September.

Two votes were then taken by the board. One was for Rose to continue in the role of treasurer for another 3 year term. This vote passed unanimously. The board then voted and approved unanimously the slate of officers of the board for another year. This includes the following:

Bill Roberts, President
Jonathan Kremser, Vice President - Conservation
Paul Desrochers, Vice President
Rosemary Roberts, Treasurer
Kathy Lee Thornton, Secretary
Tom Deussen, Road Agent
Holly Heath, Member-at-Large

The agenda for the Annual Meeting was reviewed. Suggestions were made to add a discussion about the use of guns in our community as well as dog ownership responsibilities.

We have new residents in the community. They bought the home previously owned by Jim and Linda Sherman. Rose got their contact information so that we can be sure to include them in future notifications.

Bill spoke about his thoughts for Community Day, which is scheduled for October 4, 2025 at 8:00 a.m. (rain date October 5). He would like to focus on filling in potholes and cracks in the hard top parts of our road. As the material takes about 24 hours to dry, Bill will ask the town if

we can borrow some orange cones. He will also consult with them for best strategies and products.

PJ will be coming to regrade the road again within the next two weeks. We have purchased two more truckloads of gravel that he will continue to work into the road. PJ suggested that we consider a significant regrading, which includes deeply regrading, pulling up rocks, filling the road back in with material and rolling it. Bill added that ideally the road will also be sprayed with sodium chloride. This process was last done in 2016 by Robinson. We have 3 bids for the work.

We also need to address our drainage issues. PJ has suggested that we develop a few drainage ponds. Because each property owner owns to the middle of the road, all construction of drainage pits or placement of piping would have to be with the written permission of land owners. One suggestion Bill had was that we might rent an excavator (which Tom Deussen is capable and willing to operate), and for each property owner who is willing, have Tom use the excavator to create drainage ditches. Legal liability waivers will be necessary for each participating lot owner and each would also need to call 811 to identify cable and electric lines. In addition, there would need to be coordination with uphill and downhill neighbors to make this plan effective.

Paul wondered if the covenants could be changed so that property owners give up the portion of their land from the edge of the road to the middle of the road. Bill pointed out that this would require changing everybody's lot sizes.

It was decided to start with an attempt to improve the drainage on the hills of both Summit View and Skyline Drive and wait to do the deep grading until next spring. Bill will identify the lot owners affected by drainage issues on both roads and invite them to a meeting on August 6 at 6:00 p.m. to discuss options. Holly offered the use of the meeting room at The Loon Center for this meeting.

Bill reported that the pond is now too low. Tom and Paul tore down one beaver dam located up Weed Creek, but there must be more dams that we can't see. Rose and Kathy Lee suggested that we purchase a drone for use in monitoring the wetlands.

At this point the meeting went into an Executive Session.

The meeting adjourned at 8:47 p.m. The next board meeting is scheduled for August 19 at 7:00 p.m. at the Roberts' home. The primary focus of the meeting is to work on the agenda for the Annual Meeting. Holly and Kathy Lee will also begin to organize for the picnic which will be held prior to the Annual Meeting.

Respectfully submitted,

Kathy Lee Thornton