

## Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: September 30, 2025

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' residence

Present: Bill Roberts, Rose Roberts, Tom Deussen, Paul Desrochers, Kathy Lee Thornton

Absent: Jon Kremser, Holly Heath

The meeting was called to order at 7:04 p.m. The minutes from both the board meeting on August 19, 2025 and the annual meeting on September 7, 2025 were approved.

Rose presented the financial report, beginning with a review of the balance sheet as of September 30, 2025. We currently have \$11,051.23 in the checking account, \$603.40 in savings and \$8,000 in the certificate of deposit for a total of \$19,654.63. Due to our cash flow, we were able to renew the CD in the amount of \$8,000 for another 6 months. The accumulated interest of \$173.57 was transferred to the checking account. Rose plans to visit Meredith Village Savings Bank and close out the savings account (\$603.40 plus any accumulated interest) and transfer it to the checking account since we now have our CD as our savings investment at a higher rate. The CD renewed at 4% annual rate and matures March 4, 2026.

We have the following projected expenses which will lower our checking account until the new dues are received from residents:

~\$4,340 to Bryant Paving for crack seal project. A deposit of \$2100 was already paid this month.

~an estimated \$1,200 to Hanover Insurance which is due in November.

~\$1,428 remaining two payments to our road contractor.

~approximately \$158 to Holly for the annual picnic cost.

Factoring these expenses, our available checking account balance is \$3,925.23. This does not include the CD balance available and the savings account balance of \$604.40. Also, we are currently due an estimated \$600 from the court cases which we hope to receive in October.

Our MVSB loan is now \$2,889.17 as of September 30, 2025.

Rose reviewed the income and expense versus budget. The most notable is the year-to-date of \$8,826.30 versus budgeted \$4,200. As explained previously, we had 2 dump loads of gravel which was not budgeted and our road contractor is more expensive than the previous road contractor. In addition, we paid a down payment of \$2,100 to Bryant Paving as mentioned before, plus \$982.81 to Ready Rent Equipment for the drainage project. Bill will review that later in the meeting. In addition, we had \$27.98 in expenses for the white flags to mark the properties for the drainage project.

Fortunately, our overall net income to budgeted was \$5,158.87 compared to \$5,260. The extra expense for the road was offset by our emergency fund budget, mowing and tree maintenance savings. Hopefully we will not have any costs related to tree maintenance for the remainder of this year.

Rose asked if there were any questions. There were none.

At this point, the meeting went into an executive session.

Bill and Tom then discussed the big project to improve drainage in several areas along our roads that is scheduled for October 4 and 5, 2025. There are challenges in at least two areas

where the desired area to trench is where utility lines have been marked. Tom explained that we can trench even the areas where the utility lines are located as long as digging is limited to less than 18" depth.

An excavator has been rented and will be delivered on Friday, October 3. Greg Farah is lending his tractor. Tom and Bill will gather on the 4th at 8 a.m. on Skyline Drive. Chris Costanza, Joe Hamblen, Craig Carroll, Rich Frederick, Jon Kremser and perhaps some others have said that they will come to help. Rose will provide lunch, compliments of the association. Tom is willing to take any extra fill. The group is hopeful that the drainage job can be finished on Sunday.

Bill plans to send an email to all significant members (those where drainage work is being done) reminding them that they should plan to put stone and/or grass to help hold the ditches and berms. Also, a reminder that once this work is completed on Sunday and machines go back, there will be no further work on this project.

At approximately 12:45 p.m., before the Annual Meeting had started on September 7, 2025, board members approved the cost of road repair to the hard top portion of our road. A deposit has been paid to Bryant Paving for crack and seal repair and they plan to come in October. There will not be a need to close the road for this work. Pictures of the drainage and road work will be taken for Rose to post on the website.

The next meeting is scheduled for November 11, 2025 at 7:00 at the Desrochers' residence.

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Kathy Lee Thornton