

Skyland Park Lot Owners Association (SPLOA) Annual Meeting Minutes

Date of meeting: September 7, 2025

Time of meeting: 1:00 p.m. (following 12:00 picnic)

Location of meeting: The Triangle

Present: Noli Anderson, Audrey Anderson, Steve Zubricki, Sr., Rita Zubricki, Steve Zubricki, Jr., Heidi Kremser, Gloria Rose, Steve Thornton, Bev Taylor Charest, Stacy Taylor, Craig Carroll, Val Hillenburg, Mike Hillenburg, Denise Desrochers, Paul O'Neill, Janet O'Neill, Marsha Deussen, Chris Costanza, Sara Costanza, Rick Frederick, Tom Bethel, B.J. (friend of Tom Bethel), Joe Hamblen, Bill Roberts (association president), Rose Roberts (association treasurer), Jon Kremser (association vice president- environment/conservation), Tom Deussen (association road agent), Paul Desrochers (association vice president), Holly Heath (association member-at-large), Kathy Lee Thornton (association secretary)

The meeting was called to order at 1:02 p.m. Bill asked everyone to take a turn introducing themselves to the group.

Bill stated that two members of the board, Rose Roberts and Paul Desrochers, have terms that are ending and will need to be re-elected in order to continue serving. He asked if there is anyone else present who is interested in serving on the board. No one stated an interest. Bill continued by saying that Rose Roberts, who has done a wonderful job as Treasurer, is willing to continue working with the board. A vote was taken and passed unanimously to allow Rose to continue for three years. Paul had kindly filled in for Jim Sherman as an acting Vice President, and he is also willing to continue to serve on the board. A vote was taken and passed unanimously to allow Paul to continue for three years. Bill noted that the board decides what role board members will serve for one year terms. He reported that the following are the slate of officers for the upcoming one year term:

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

Bill then shared that he has agreed to continue as Board President for one more year. He again shared that he feels that the role of president should be held by someone who is here year-round who would be present to address issues all year. However, he shared that he would like to see some of our projects completed before he completes his term.

One of the issues that may come up at any time is emergency work to clear the roads should there be tree damage from storms. Bill talked about our list of volunteers who could be contacted. Both Tom Deussen and Kathy Lee have a copy of the names of the volunteers and the equipment that each could bring. Noli Anderson, Rick Frederick and Tom Bethel all offered to be part of this emergency volunteer group and gave both Tom and Kathy Lee their information.

The financial report was then given by Rose. Please refer to the 'Treasurer's Report - Annual Meeting' which is posted on our website skylandpark.org. A vote was taken to approve the 2026 annual budget and passed unanimously.

Bill stressed the importance that we keep building our emergency fund. If we face a major issue we will have some money in reserve. This might prevent us from needing to do an emergency assessment.

Janet O'Neill asked what the town will do for our roads and many residents responded with "nothing". Various residents indicated that our roads are private and the Town is not required to do any maintenance for private roads. Bill explained that the town plows our roads so that school buses and emergency vehicles will have access. He emphasized that the town will only continue to plow our roads if we keep the edges clear, which is why we did the pruning work during last year's work day. This will probably need to be done again next year.

Joe Hamblen asked what amount we would like to have, ideally, in an emergency fund and Bill suggested \$10,000.

Jon Kremser added that eventually our paved road will need a complete repair. He suggested that we should be saving towards that as well. Rose had pointed out during the financial report that the loan taken out almost 10 years ago to pave the road will be completely paid off in mid-2026.

Bill brought up a concern by some neighbors about noise. Our bylaws as well as town laws state clearly that residents are responsible for keeping noises down. The town has rules about gun use in neighborhoods, as well. Bill would like to have issues addressed in our neighborhood and he is willing to get involved if necessary to keep our neighborhood peaceful and quiet. However, Moultonborough police have the ordinance to address loud noises and gun use in residential neighborhoods and should be who you contact. Kathy Lee added that the ordinance also addresses and limits continuous barking. Paul O'Neill suggested that maybe a direct and kind conversation to folks that aren't present at this meeting to hear this discussion might be helpful. Bill said that he would make himself available if Paul wanted to arrange this.

Bill also encouraged folks to keep an eye out for trash along the roads and to pick it up if you see it in order to keep our neighborhood clean.

There are plans in place to address our dirt roads for better drainage. The board came to an agreement for several spots and Bill has been in touch with key property owners that are affected. Tom Deussen and Bill are asking for volunteers to help dig ditches and build berms. Bill reminded everyone that the roads are owned by property owners, not the association. Each lot owner involved will need to sign permission and liability forms. Once these waivers are collected, Bill and others will place white flags to mark areas for work. Then "Dig Safe" will be contacted to come and check for underground utility lines. Getting this project done professionally would have cost at least \$50,000, so we are trying to do it ourselves. Work dates are set for October 4 and 5, 2025.

The hard surface road is almost 10 years old and has cracks. The cost to add a skim (1 to 1.5 inches) over the existing surface, which would not be a permanent fix, would cost \$48,000-\$56,000. Instead we are looking at repairing the cracks. Bryant paving will come and do this for just under \$7,000. This would protect the road, hopefully, for at least a few years. Bill will check with Leslie Bryant about how to manage road closures during this project.

Tom Deussen asked that everyone please watch your speed because we have an increased number of children in the neighborhood. Bill suggested that we should get a few more "children playing" signs to post.

Bill asked if there were any more comments or questions. There were none. He thanked everyone for coming.

The meeting was adjourned at 2:04 p.m.

Respectfully submitted,

Kathy Lee Thornton