

Skyland Park Lot Owners Association (SPLOA) Annual Meeting Minutes

Date of meeting: September 30, 2023

Time of meeting: 9:00 a.m.

Place of meeting: Moultonborough Public Library Program Room

Present: Bill Roberts, Rose Roberts, Kathy Lee Thornton, Stacy Taylor (with proxy for the Charest property), Gloria Rose, Fred Hiittner (with proxy for property previously owned by Dave Eastwood), Craig Carroll, Karen O'Shea, Paul Desrochers, Chris Costanza, Sara Costanza, Joe Hamblen, Vicki Hamblen, Jim Roseberry, Nicol Roseberry, Richard Lindsay, Jim Sherman, Linda Sherman

The meeting was called to order at 9:00 a.m. Bill Roberts introduced himself and the other board members in attendance which included Rose Roberts (Treasurer) and Kathy Lee Thornton (Secretary). Bill explained that two of our other board members, Holly Heath and Jon Kremser, were unable to attend this morning's meeting.

Bill explained that until recently he had served as the Vice President and Road Agent, but since Jack Rose had to step down from his position of President due to health concerns, Bill has agreed to assume the responsibilities of the president. Bill gave a summary of all of the service that Jack has done for the association over the many years that he has lived here. On behalf of the board and the association, he thanked Jack for this service. Rose taped this part of the meeting so that Jack could hear it at a later time. The association members gave a round of applause to Jack in thanks for all of his hard work over the years.

Bill has agreed to serve as Board President for one year, through next September's Annual Meeting. It is hoped that another person will be able to take on this position by then. While he is ok with doing this for one year, Bill strongly feels that the President should be someone who lives here full time. His biggest concern is for someone to be on-site for road issues. Bill encouraged members to consider joining the board. Kathy Lee stated that, ideally, others could take a turn and bring fresh ideas as well as learn more about the association.

On that note, Bill shared that Tom Deussen has agreed to become a member of the board. Tom has been fabulous in helping out with road management issues and has offered to take on the role of Deputy Road Agent. Since a quorum was present, Bill nominated Tom to be a board member, which has a term of three years. The motion was seconded and passed unanimously.

Bill introduced Jim Sherman and shared that he has been hired to take on our road maintenance. As he is a resident he will be on-site for any road needs, and he plans to address these needs as they occur. In the past, we waited to have road repairs until the next grading, and only two gradings were done each year, which is what we could afford. Jim explained that what he has been trying to do since August when he started is to level those berms that were created by our last contractor. He is bringing materials (rocks and gravel) and creating trenches lined with these materials to better manage run-off after rain storms. He shared that it will take time to remediate all of the areas in need.

Several members spoke up to thank him for his work thus far. One member asked if mailboxes will need to be moved out of the way. Jim explained that this will not be necessary. He shared that lowering the crown (the middle of the road) to level it should make it less likely that the road will get washed away. He asked for patience for times that he will be out in the road working, and explained that it is very time consuming to stop what he is doing to get out of the way. It was suggested that rather than make Jim stop his work to get out of the way, that we can use alternate roads to exit or enter the neighborhood. Jim said that he will be reaching out to certain lot owners if it makes sense to work at the end of their properties, and he will coordinate with Bill for these projects.

Fred Hiittner remarked that we need to watch the speed that we drive as that tears up the road. Bill remarked that another concern has been the weight of vehicles that use our roads. As we are a private road, even if we post a weight limit sign, there will not be anyone to enforce it. The police will also not be of assistance in getting people to slow down. Jim commented that the road can tolerate heavy trucks but that the bigger problem is irresponsible drivers.

Rose reviewed year-to-date expenses and the 2024 budget, having passed out copies of these documents. (These documents will be posted on our website.) Rose reminded the members that the vast majority of our dues goes to maintain and repair the road. We continue to pay a bank loan for the hardtop portion of Skyline Drive, which is scheduled to be paid off in 2026. We have been able to save money in several areas due to member volunteers. These include website management (Rose with assistance by Stacy Taylor) and grass cutting at the triangle (Steve Thornton with assistance this summer by George Irving.) Craig Carroll kindly volunteered to assist with mowing in the future.

Joe Hamblen asked about the legal fees paid this year and Rose explained that this is related to a resident that has not paid annual fees, and that it is hoped that we will begin to see some resolution by the end of the year.

Association dues for the coming year are \$435.00 for each lot. Rose will be using a new on-line payment method and information will be emailed well before the due date (December 31). There will be several options for payment including paying directly from your checking account or using a credit card. There will be no fees for using a credit card. For those who prefer, you are welcome to continue to send a check in the mail.

Bill talked about a situation that we had in the spring when a storm caused several trees to come down across the road. Bill and Tom Deussen removed those trees. It was discovered later by Bill that lot owners actually own the land up to the center of the road. He apologized to the lot owner that he was not consulted about the removal of the tree branches on the back edge of his property. Going forward this will be the policy: The association is responsible to keep the road clear as per town mandates, so when a tree comes down in the future, the association will cut the tree and get it off the road. If it is your tree on your property, it is your responsibility to remove the remainder of the tree. Bill said that someone will alert the lot owner to be sure that he/she is aware. In the summer, you may have a few weeks, but in the winter, the tree and debris will need to be cleared quickly before the next snow, as the town mandate is 14 feet clear on either side of the road to accommodate the town plow.

Bill reminded members that we need to build an emergency fund. This would especially be needed for a storm with high winds that brings down large trees onto the road. We are exploring ways to build this fund and are open to ideas.

Chris Costanza reported that on the easement behind their home someone has dumped a load of large tree stumps. Bill said that we will need to explore how those stumps got there and what can be done.

Bill addressed that one of the covenants that we all agreed to states that there will be no signs on our properties beyond name and address, and in the case of a house going on the market, an appropriate real estate sign. Political signs are not allowed. He assured us that this is not a violation of anyone's constitutional rights as it is something that was voted upon and agreed to unanimously at a previous meeting. If anyone disagrees and would like to make a change to the covenants, it can be brought up at a future association meeting and it can go to another vote.

Chris suggested that an information sign be put at the triangle to alert members for meetings, etc. Rose explained that we actually have a plan for this and have put money into the 2024 budget for this purpose. Bill said that the sign would only be put up as needed for association events.

Jim Sherman asked if he is able to be a board member if he is also working as the road maintenance person. Bill said he did not see this as a conflict of interest and also asked the members who were present if they had an issue and there was no concern expressed by any member. A motion was made, seconded and passed unanimously for Jim to join the board.

Joe Hamblen asked for clarification for what the common areas are. Bill explained that we have three: the triangle, the tie-down area which is 8 acres including the fire pond, and the marsh. Fred explained that our association actually owns halfway out into the marsh.

The next association meeting will be on April 27, 2024. Bill thanked everyone for coming and stated that we have a really good community with good people. He welcomed anyone to come to board meetings.

The meeting was adjourned at 11:25 a.m.

Respectfully submitted,

Kathy Lee Thornton