

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

Date of meeting: April 27, 2024

Time of meeting: 9:00 a.m.

Location of meeting: Moultonborough Public Library Activities Room

Present: Board members were all present, which included Bill Roberts, Jon Kremser, Tom Deussen, Jim Sherman, Rose Roberts (by phone), Holly Heath and Kathy Lee Thornton. Other lot owners present were Stacy Taylor, Bev Taylor Charest, Jack Rose, Gloria Rose, Craig Carroll, Tom Bethel, B.J. Bethel, Janet O'Neil, Heidi Kremser, Jan Irving, George Irving, Joseph Hamblen, Vicki Hamblen, Paul Desrochers, Denise Desrochers, Nicol Roseberry, Marsha Deussen

The meeting was called to order by Bill Roberts at 9:03 a.m. Copies of the agenda and the financial statement were distributed and a sign-in sheet was passed around with a request by Kathy Lee Thornton to update any contact information.

Rose Roberts had called in from their home in Williamsburg. She could only be part of the meeting for a short time but wanted to give the financial report and allow for questions. She reminded members that the reports were sent by email to them ahead of time for review. There is \$19,003.55 in our checking account and \$602.49 in our savings account. Rose said that our goal is to set aside money for a "Rainy Day Fund" to be used for emergencies, and this year we may have enough money to do that. She explained that the Accounts Receivable of \$14,832.79 refers to court cases where liens are placed on lot owner's property due to non-payment of dues. We are now receiving repayments and the hope is that the \$14,000 plus owed will get paid down over time and that some of this money could be used for the "Rainy Day Fund". However, payments received thus far have gone to pay legal costs and other fees associated with this court case. Rose highlighted that this year all dues were paid by all residents and this is a first in many years.

Rose explained that the loan through Meredith Village Savings Bank for the paving of the Skyline Drive entry into our community will be paid off in 2026. Other fees that we pay include \$400/month for Jim Sherman to do road improvements. There is a Go Daddy website fee and a PO Box fee. Rose asked for questions and there were none. She then apologized for having to leave the meeting but offered to answer any questions via email that might come up.

The board then approved the minutes from the Board Meeting on March 26, 2024. These minutes will be posted on the website.

As Kathy Lee's term of office as secretary is expired, a vote was needed to renew her term. Kathy Lee offered the job to anyone interested, but there were, sadly, no takers. The vote proceeded and was unanimous that Kathy Lee will remain the secretary for another three year term.

Bill discussed a contingency plan for major storm damage with downed trees. He has contacted a tree contractor who has agreed to be "on call" for situations that are more than we can handle ourselves. Bill then recognized Tom Deussen, Jon Kremser and Jim Sherman who worked quickly to get trees out of the road following recent late winter storms. Bill reminded everyone that it is the lot owner's responsibility to remove all downed trees and debris on your property at least 10 feet back from the road as per town ordinance. This is to allow snow plows access to the road. Bill noted that this policy will also help to keep the neighborhood neat.

Bill thanked Jan and George Irving for their offer to pay for a load of stone for the road, should we need the assist. Rose had noted that our budget is in good shape for now. Bill shared that

our five year plan is to build a better road surface and adding stone should start to get a better dirt-to-stone ratio.

Bill complemented Jim Sherman on his road work thus far and stated that our roads haven't been in such good shape in a very long time. He explained that Jim is making regular efforts for the same amount of money that was paid to previous contractors who only came two times per year.

Jim explained mud season, stating that until the frost level is eliminated, the road cannot drain. This means that any amendments to the road have to wait until the frost breaks. As we add stone it will get better but it will not go away during mud season. He has been limited lately to doing just patch work as he has to avoid the markings by the NH Electric Coop and their contractors who are laying broadband cable.

Janet O'Neill asked if the pile of stone on Summit is available and Jim explained that this stone was purchased for road improvements and is not available.

Jack Rose told Jim that the areas that had ledge pack tend to get increasingly muddy and asked if Jim would be focusing on these spots to add stone. Jim said he is aware and will definitely work to improve these areas. Jack also shared that the hill in front of his home washes into his yard with any big rain. Jim explained that one of the contributing factors to this problem is that the crown of the road is too high which causes the run-off to be too fast. Lowering the crown is going to help. Then his plan is to observe and do things to direct the water with a channel and adding stone or directing the water into existing culverts.

Joe Hamblen asked whether there will be road damage as the broadband cable is being laid. Bill responded that the contractors are trying to stay on the shoulders as much as possible. Jon said that he spoke to some of the workers and that they will be doing lateral drilling under the road.

Denise Hamblen asked how long this project is expected to take and Jon said that they were supposed to be done three weeks ago. Jim remarked that delays were mostly weather-related.

Janet asked for an explanation for what it is all about. Holly Heath answered that it is a company called Vidium who is laying the cable and Bill explained that Vidium will be a competitor to Spectrum for internet and cable services.

Bill talked about last year's clean up date and asked if we need one this year. Tom Bethel and Jon noted that there is always trash on the front of their properties. Kathy Lee remarked that she regularly picks up trash along the stretch from the beginning of Skyline at Rte 25 to the triangle.

Tom Deussen suggested that we rent a chipper for a work day and have a picnic after. Kathy Lee asked for suggested dates and August 24 or 25 were the dates suggested by Heidi Kremser. Bill agreed that end of August or early September would be best. We will explore dates further.

Kathy Lee was asked to explain the Irving oil/propane cost contract with Irving. In late May/early June, Kathy Lee will begin to work with an Irving representative to set up a group rate for our association. This information will then be posted on the website and an email alert will be sent out to all lot owners. It is important that all members be ready to act quickly to contact Irving to sign up for our association's group rate as the window is usually only open for about 10 days.

Paul Desrochers asked about the pond level and the dam being taken down. Bill explained that he will be meeting with the airport owners shortly. He explained that the water level of Berry Pond does not affect the runways and the airport owners cannot unilaterally keep doing things that influence the pond level.

Tom Bethel said he has been using the airport for over 25 years and has never seen any flooding on the runways.

Heidi shared that the town wants nothing to do with this conflict around beavers and dams being taken down. Jon said that with relatively new ownership at the airport, this is a good time to try to meet and set some boundaries. Bill also shared that Skyland Park Lot Owners do not pay any fees for use of the runway as per our covenants, but that the owners have been trying to charge fees. This will also be discussed. Bill stressed that he wants us to be good neighbors and that we can work together to solve problems that may come up. He expects them to be good neighbors, as well.

Bill and Jon will be going out as soon as the water warms up to place a beaver deceiver in the beaver dam. The Desrochers volunteered to assist with this project. Tom B. noted that the culvert by his hanger keeps getting filled up with debris and suspects this is due to beaver activity. Jon said he can help with that.

At 10:30 a.m. the meeting was adjourned.

Respectfully submitted,

Kathy Lee Thornton