

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: June 10, 2024

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' Residence

Present: Bill Roberts, Rose Roberts, Jim Sherman, Holly Heath, Tom Deussen, Jon Kremser, Kathy Lee Thornton

Absent: none

The meeting was called to order at 7:00 p.m. Rose gave the treasurer's report. We have \$17,858.45 in checking and \$602.60 in savings. The \$14,019.49 listed as Accounts Receivable on the Balance Sheet is the monies owed from court cases which is being paid in monthly increments. Our loan balance for the original road paving of the Skyline access from Rte 25 is \$7,736.05, which should be paid off in 2026.

Tom has asked for a purchase of delineators to mark the ditch along Skyline towards Evans Rd, and had offered to pay towards this purchase. The delineators are felt to be important for safety. The board unanimously approved this purchase and will provide funding for the full amount.

Rose requested a procedural change, which is that any Vice President can sign off on Treasurer Expense Reports. The Board President will continue to sign off on other officer's Expense Reports. This change avoids a possible conflict of interest as the Treasurer and President are married. Board members voted unanimously to accept this procedural change.

Bill remarked that if everything continues to go well financially, then we may be able to create an Emergency Fund by next year. He challenged board members to think about an initial goal amount for this fund, with the hope of continuing to build the fund in future years.

Rose presented some suggested corrections to the by-laws, most of which were about re-setting the date for the annual meeting to a broader range so that we are not held to a September date. As we are hoping to have this year's annual meeting in August on the same day as the Neighborhood Clean-Up and Barbecue, a more flexible wording in the by-laws will be helpful in keeping us compliant. Jim suggested that the date of the annual meeting should be between Memorial Day and Columbus Day. All changes were approved unanimously by board members. Suggested changes (Exhibit A) will be presented to the members prior to the August meeting and a general vote will be held.

Bill announced that he will continue in the role of President and Road Agent for one more year, but feels that someone who is present in the community year round would be a better choice. Kathy Lee asked if he would consider being part of the board in some other role, perhaps as a Member-at-Large and he said that he would be willing to consider that. All other board appointed officers will continue in their roles for the year. This includes Jim Sherman as Vice President, Jon Kremser as Vice President in Conservation, Tom Deussen as Deputy Road Agent, Rose Roberts as Treasurer, Holly Heath as Member-at-Large, and Kathy Lee Thornton as Secretary. The officer positions were approved unanimously.

Jim is continuing to work to improve our road conditions. A short discussion was held about the drainage problems in many spots and Jim indicated that further asphalt work is not a good idea due to these drainage problems.

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

Following the executive session, Jim asked about our land on the right side of Skyline heading out to Evans and whether any could be sold for someone to build houses, which would generate some income. Bill and Tom confirmed that we do own all of that land. Jon noted that it is mostly wetlands and therefore protected. Rose will meet with a staff member from the Town Planning Department of Moultonborough to find out more about the lot characteristics to see if any of the land would be feasible to sell. She will follow-up with a report to the board members by email after the meeting with the Town Planning Department.

Kathy Lee and Holly shared that the Irvings at 86 Skyline have sold their home, and the settlement date is August 2. Rose will be in touch with the realtor to be sure that the new owners have updated copies of the bylaws and covenants.

The next board meeting will be on Monday, July 15 at 7 p.m. at the Roberts' house, at which time a final agenda will be prepared for the Annual Meeting.

The meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Kathy Lee Thornton

Exhibit A

Proposed ByLaw Changes - Presented to the Board of Directors on June 20, 2024

Existing - Article 2 - Item 7

The members of the association shall, at the annual meeting in September, elect from its membership a person or persons to fill any opening as shall exist at that time on the Board of Directors.

Revised:

The members of the association shall, at the annual meeting ~~in September~~, elect from its membership a person or persons to fill any opening as shall exist at that time on the Board of Directors.

Existing Article 2 Item 8:

Directors that shall be created from time to time shall be filled on a temporary basis by the remaining Directors and such appointed members shall serve until the next September meeting, at which time a permanent Board Member shall be chosen by the members.

Revised:

Directors that shall be created from time to time shall be filled on a temporary basis by the remaining Directors and such appointed members shall serve until the next ~~September~~ **membership** meeting, at which time a permanent Board Member shall be chosen by the members .

Existing Article 3 Item 4 (sub-item 5)

4. The duties of the Board of Directors shall be:

1. To supervise the affairs of the corporation;
2. To adopt such policies and procedures as may be consistent with the covenants and By-Laws;
3. To elect the officers of the association;
4. To employ such persons as it may deem necessary for the successful achievement of the objectives of the association, or to delegate such hiring, firing, and employment authority to the President or such officers of the association as the Board deems desirable;
5. To present a full and complete report of its activities at the September meeting.

Revised:

4. The duties of the Board of Directors shall be:
 1. a. To supervise the affairs of the corporation;
 2. b. To adopt such policies and procedures as may be consistent with the covenants and By-Laws;
 3. c. To elect the officers of the association;
 4. d. To employ such persons as it may deem necessary for the successful achievement of the objectives of the association, or to delegate such hiring, firing, and employment authority to the President or such officers of the association as the Board deems desirable;
 5. e. To present a full and complete report of its activities at the ~~September~~ **membership** meeting.
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Existing Article 4 Item 1

The officers of the association shall be comprised of a President, Vice President, Treasurer, and Secretary. These officers shall be elected by the Board of Directors from among the members of said Board of Directors at least annually, but shall serve, in any case, until their successors are duly elected.

Revised:

The officers of the association shall be comprised of a President, Vice-President, Treasurer, and Secretary. **Note that there may be more than one Vice President to serve in functional roles such as Road Agent or Conservation.** These officers shall be elected by the Board of Directors from among the members of said Board of Directors at least annually, but shall serve, in any case, until their successors are duly elected.

Existing Article 4 Item 2

Each officer shall serve in his/her position for a term of one (1) year or until his/her successor is elected. If any office of the Skyland Park Lot Owners Association becomes vacant by reason of death, resignation, disqualification or otherwise, the Directors, by a majority vote, may appoint a successor or successors. The person selected shall hold office until the next September meeting at which time a successor for the balance of the term shall be chosen by the association membership

Revised

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~~meeting at which time a successor for the balance of the term shall be chosen by the association membership~~ **until the next slate of officers are elected by the Board of Directors.**

Existing Article 5 Item 3:

3. The duties of the Treasurer shall be: 1. To manage the funds of the organization; 2. To prepare an annual budget for the association to be presented to the membership for approval at the September meeting;

Revised:

3. The duties of the Treasurer shall be: 1. To manage the funds of the organization; 2. To prepare an annual budget for the association to be presented to the membership for approval at the ~~September~~ **annual** meeting;

Existing Article 7 Item 3:

Proposed amendments to these by-laws must be submitted to the Board of Directors at least six (6) weeks prior to a membership meeting and must be transmitted to all members of the Board of Directors no less than four (4) weeks prior to said meeting.

Revised

Proposed amendments to these by-laws must be submitted to the Board of Directors at least six (6) weeks prior to a membership meeting and must be transmitted to all members ~~of the Board of Directors~~ no less than four (4) weeks prior to said meeting.
