

Skyland Park Lot Owners Association (SPLOA) Annual Meeting Minutes

Date of meeting: August 24, 2024

Time of meeting: 1:00 p.m.

Location of meeting: The Triangle

SPLOA members present: Bev Taylor Charest with Stacy Taylor, Charles Lyle (with his mother, Sandra Lyle, as a guest) and John Cottle, Craig Carroll, Glenn and Kelli Lively, Gloria and Jack Rose, Heidi Ritter and Jon Kremser (association vice president), Janet and Paul O'Neil, Mike Hooper, Paul and Denise Desrochers, Rosemary (association treasurer) and Bill Roberts (association president), Stephen and Rita Zubricki and son Steve Zubricki, Tom (association deputy road agent) and Marsha Deussen, Tom Bethel and B.J., Valerie and Michael Hillenburg and granddaughter, Addie, Chris and Sara Costanza, Debra Flemming, Holly Heath (association member-at-large), Joe and Vicki Hamblen, Linda and Jim Sherman (association vice president), Steve and Kathy Lee Thornton (association secretary)

The meeting was called to order at 1:05 p.m. following a work morning from 9 a.m. to noon and then a picnic lunch. Bill welcomed everyone and suggested a round of applause for the large number of association members who turned out to volunteer for either the trash-picking crew or the tree cutting/chipping crew. He explained the importance of maintaining a clear roadway which is why some trees and branches needed to come down both for aesthetics as well as to comply with town mandates. He reminded members that the town will not plow our roads if we do not keep roads and borders clear.

As we are coming to the end of 2024, and according to our bylaws, it is time to renew or elect new board members for the coming year. Three members of our board, Bill, Jon, and Holly, have terms that are expiring.

Bill then talked a little bit about each board member. He shared that he has agreed to continue to serve as association president for 2025. He does feel that this position ideally should be held by someone who is here full time and that he cannot be here full time. He hopes that someone will step up to take this position in 2026.

Jon Kremser is agreeable to continue as vice president in charge of conservation. Jim Sherman also holds the title of vice president and will continue to do road maintenance. Bill and past president Jack Rose both noted that there has been a big improvement in the condition of our road compared with past years when our previous contractors worked on the roads just one or two times per year.

Rose Roberts will continue as treasurer. Kathy Lee will continue as secretary. Tom Deussen, along with Jon Kremser, keeps an eye out for trees that come down in the road. Tom is quick to get out and remove fallen trees and branches. Holly Heath is a member-at-large and heads up our social committee. She did a great job of organizing and getting the food for the picnic.

A vote was taken for renewal of the board members whose terms would expire at the end of 2024. Votes were unanimously in favor of Bill, Jon and Holly continuing in their roles for another term of three years.

At this time, Rose took the floor and reviewed the proposed changes to the bylaws. (Proposed changes had been sent to the members for review by email on June 18, 2024.) The primary proposed change was to allow some flexibility for the timing of the annual meeting. After Rose explained the proposed changes, Jack Rose made a motion to approve, which was seconded by Denise Desrochers and then approved unanimously by the lot owners. (Please refer to Exhibit A for Bylaw updates.)

The July 31st Profit and Loss Budget versus Actual, which had been emailed to residents on July 29, 2024, was reviewed by Rose. Rose noted that all residents had paid their dues in a timely way at the beginning of this year for a total income of \$16,546.13. The most notable expenses to date are for road repair and maintenance and the loan principle and interest payments. Total expenses through July 31, 2024 were \$7,278.44. Net income is \$9,267.69. The checking account balance as of August 23, 2024 is \$15,190.17. The savings account balance is \$602.75. The loan balance as of August 23, 2024 is \$6,855.90. It will be paid in full in June of 2026.

Rose then presented the proposed 2025 budget which was emailed to residents on July 29, 2024 for their review. She noted that for 2024 we budgeted \$1,000 for an emergency fund and this will be increased to \$2,500 in the 2025 budget. Insurance will increase to \$1,200. Loan principal and interest will total \$3,952. Mowing is budgeted at \$400. Rose thanked Steve Thornton for doing our mowing of the triangle for free, thus saving the association this money.

Paul O'Neil wondered if we should be purchasing a riding mower to be used for the triangle. Steve Thornton responded that this would be an unnecessary expense because cutting the triangle does not take very long. Steve noted that he considers it a form of exercise.

Rose continued with the budget presentation. Business expenses will be \$350 which is the estimated fee for offering a credit card payment option for paying association dues. Rose commented that paying this way was a popular choice this year so we will continue to offer this option.

Road maintenance and repair is budgeted at \$4,800. The Post Office Box rental will increase from \$85 to \$100. The website expense will decrease to \$175 since we pay for the domain name every other year. Total expenses are projected to be \$15,737. Dues will be \$455 per lot owner, for a total of \$17,290, which leaves a net income of \$1,553.

Bill explained that we need to have an emergency fund, referencing the storm that occurred in 2017 that hit nearby with straight-line winds and took down thousands of trees. Bill stated that this could easily have happened here and we need to be prepared. Jack Rose offered the explanation that winds coming from the south and over the Ossipee Mountains can create straight-line winds and that it's not "if" it will happen again but "when".

Jack then made the motion to accept the 2025 budget. This was seconded by Kathy Lee and approved unanimously by the lot owners.

Jim Sherman then shared that we will be buying additional material to amend the road. He will also be purchasing a rake attachment that will dig through the road surface, which will hopefully redistribute the large rocks and bring up the road material that was turned under when the internet lines were recently laid along our roads. Debra Flemming asked about the dirt-to-asphalt transition and if anything could be done to improve that area. Jim responded that it will need continuing work to keep it in as good of a condition as possible.

Jim also re-explained, for those who were not at the biannual meeting in April, how "mud season" affects dirt roads. His explanation is that frost freezes the road surface and up to 2 feet down. When temperatures rise, the surface melts but the moisture has no where to go due to the frozen ground beneath the surface. The snow banks on both sides of the road contribute insulation and keep the ground frozen during the early part of spring melt. The road surface becomes mud. Once frost fully thaws, the wet mud will go to solid very quickly because now all of the fluids can drain. Mitigation of road quality cannot happen until the frost has let go and the surface has dried. Jim asked for patience and to please drive slowly through the mud so as not to create trenching and other damage.

Bill stated that Berry Pond is in great condition. There had been concerns by an adjacent property owner that the level had risen during rainy season floods. The remnants of Hurricane Debbie did cause the pond to raise about 6", which would be expected for the large amount of rain we received over a short amount of time. The Beaver Deceiver that is approximately 20 feet long and was placed under the beaver dam in early summer seems to be working well because the pond immediately began to go back down. The deceiver allows the water to keep moving and Berry Pond's water level has been stable.

Bill then addressed the use of signs in our community, reminding everyone that the only signs that are allowed are a sign with the property owners' name as well as a real estate sign if one is selling their home. Political signs, contractor signs, etc are not allowed. As we head into a national election, we want to remind everyone that we live in a peaceful neighborhood and we want to keep it that way. Who you vote for is your business.

Marsha Deussen then asked if it would be ok to place a warning sign on their property where the trail goes along the creek and behind their house. Her concern is that this trail was created with fill and is not safe, as there are holes that someone could fall into. It was agreed by the board that for safety purposes a warning sign is a good idea. Mike Hooper then asked if he could put a temporary sign up if he was having a yard sale, and this too was approved. Kathy Lee commented that people are generally very respectful of limiting signs and that occasional and temporary signs for just a week or two to celebrate a child's graduation have been allowed.

There have been some recent complaints about dog barking and dogs running after walkers and runners. Bill shared that there are state and town laws addressing dog barking and dogs running free. He read the state statute aloud. He suggested that the first step would be to speak directly to the dog owner. The second step would be to call Moultonborough Law Enforcement. If there are repeated offenses, Bill said he would be willing to get involved to try to help resolve the situation.

A question then came up about paving the road. Bill explained that this would be very expensive. Also, he stated that areas of the road with poor drainage need to be addressed first. He said that we could possibly address paving some road sections in the future if drainage issues can be managed.

Denise asked if there was a way to reach out to others and it was suggested by Kathy Lee that the SPLOA website could be used for a forum to interact with other members. Rose said we could create a community notice board for sharing information.

The meeting was adjourned at 1:59 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 7:

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:

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 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

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