

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: November 11, 2025

Time of meeting: 7:00 p.m.

Location of meeting: Desrochers' Residence

Present: Bill Roberts and Rose Roberts (via phone), Paul Desrochers, Jon Kremser, Holly Heath, Kathy Lee Thornton

Absent: Tom Deussen

The meeting was called to order at 7:04 p.m. Minutes from the previous board meeting on September 30, 2025 were approved.

Rose gave the financial report. She began by reviewing the Balance Sheet report and noted that, even with the unexpected drainage project expenses and the crack seal repairs, we still have a total of \$14,274.42 in our combined checking and Certificate of Deposit as of 10/31/25. Note that the savings account balance of \$603.45 was transferred into the checking account on October 6, 2025.

Rose reminded board members that we renewed the \$8,000 CD for another 6 months and it will mature in March, 2026. The Meredith Village Savings Bank loan is now \$2,573.51 as of 10/31/25. For newer board members, she noted that the loan was originally \$30,000 and started in June, 2016. The actual paving was done by F.R. Carroll, Inc. from Limerick, Maine for a total of \$36,620.

She then reviewed the Expenses versus Budget report as of October 31, 2025. Overall, year to date, we are at a small loss of \$221.34. Note that our budget that was approved in September, 2024 did not include either the completion of a crack seal repair of our paved road or the cost of equipment rental use to assist certain residences with drainage issues that were impacting their property as well as our roads. The additional expenses for the two projects were as follows: \$6,440 for the crack seal repair and a total of \$728 for the drainage project (includes excavator rental, diesel fuel, markers for utilities). The unplanned expenses were helped by savings in the budgeted funds not spent for tree maintenance, mowing and environment/conservation. Note that year-to-date we had budgeted \$2,100 for emergency funds, which will be \$2,500 by the year-end budget. Rose also noted that in November we will be paying \$1,243 to Hanover Insurance for our commercial liability insurance coverage for which we had budgeted \$1,200.

Rose asked the board members if they had any questions about either report. The members did not have any questions.

Notices for annual dues will be sent out via email to all residents on or about November 25, 2025. The amount owed is \$478 and will be due on January 1, 2026.

Bill reported that both the road crack seal project and the drainage project went very well. One of the drain pipes down by where Greg Farrah's hanger is located needed to be cleaned out. Tom and Jon cleared a beaver dam there and also one located behind Tom's property that was causing flooding. Jon then went back a second time and cleaned them out again after the beavers rebuilt them.

At this point the meeting went into an Executive Session.

The next board meeting is scheduled for January 6, 2026 at 7:00 p.m. at the Roberts' residence.

The meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Kathy Lee Thornton