

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: June 23, 2026

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' residence

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

Absent: none

The meeting was called to order at 7:06 p.m. Minutes from the previous board meeting on April 30, 2026 were approved.

Several covenants were reviewed by the board with suggested revisions.

~Enforcement provisions. Bill states that he is certainly in favor of more clarity to guide the board when established association rules are not followed by a resident. This new provision allows for specific enforcement provisions. The changes to this covenant were accepted unanimously by board members and will be presented to association members for vote at the Annual Meeting.

~Dues. Changes, recommended by Rose, will allow for flexibility so that the amount (which will remain no more than a 5% increase annually) and date due can be proposed by the board and decided at the annual meeting. Paul suggested some wording changes to make the language clearer. This updated version of the covenant addressing dues was accepted unanimously by board members and will be presented to association members for vote at the Annual Meeting.

~Chickens. A covenant modification had been written by Tom to allow for the kind and number of chickens that might be allowed. It was comprehensive and clearly stated. However, Bill and others expressed concern about the very real potential for an increase in predators due to the allowance of raising chickens in our neighborhood. The board members engaged in a discussion for the pros and cons and ultimately determined to table this covenant change for now and possibly re-consider it in the future.

~Set-backs. The language in this covenant was updated to comply with the Town of Moultonborough. The revised covenant now states that new buildings must be placed at least 20 feet from any lot line as well as 50 feet from the center of the road. All structures are included in this standard building guide, including decks, sheds, swimming pools and buildings. This covenant change was accepted unanimously by board members and will be presented to association members for vote at the Annual Meeting.

~Dogs. Owners must abide by town and state regulations. This clarification was accepted unanimously by board members and will be presented to association members for vote at the Annual Meeting.

Rose asked about a young boy who is riding his dirt bike up and down the road and sometimes going onto residents' property. There has been another complaint. Tom volunteered to speak to the boy and his parents again. All agree that he is a nice kid and not meaning to be malicious.

The Annual Meeting is scheduled for August 22. If the weather cooperates, we will again meet on the Triangle for a picnic at 12:00 noon with the meeting to follow. If inclement weather is predicted, the picnic will be cancelled and the meeting will take place at the library at 1:30 p.m. Kathy Lee will contact the library to reserve the meeting room.

Rose had provided email versions of the Balance Sheet and Income/Expenses versus Budget to board members prior to the meeting. She referred to these as she reviewed the banking information with the financial highlights as of May 31, 2026. We have \$28,351.44 in our Meredith Village Savings Bank accounts which includes the 6 month certificate (balance of \$8,046.77). The Meredith Village Savings Bank loan has been paid off. The court cases' balance that is still owed is \$8,780.54. A payment of \$652.60 has been received in June, so the revised balance is \$8,127.94.

Regarding the Income/Expense versus Budget as of May 31, 2026, we are currently under budget overall. However, we will need to use \$2060.00 from the Emergency Fund category this month to cover the cost of repairing the road edge erosion at the point where Weed Creek flows under the road. Our budget for emergency overall is \$2500.00 for the year.

Bill said that he was pleased, upon his return to New Hampshire, to see the condition of the road. He feels that P.J. is doing a very nice job. Board members agreed. He noted that the area where Weed Brook crosses under the road was further eroded during the 3 plus inches of rain that we got earlier this spring. He feels that P.J. did a really good job of repairing this at a fair price.

Rose asked if there were any questions about SPLOA finances and there were none. She noted that the IRS form 1120-H which was extended with the IRS prior to the April 15, 2026 deadline was prepared by our Tax Accountant and submitted on June 16, 2026.

Bill asked if the board members wished to renew the 3 year terms of two board members, Tom Deussen and Kathy Lee Thornton. The vote in favor of renewing both was unanimous. This will be discussed and put forward as a vote by the lot owners at the Annual Meeting.

Items for the Annual Meeting agenda were reviewed and updated.

Tom and Bill have ideas for further improving the road rain/run-off situation. Another work day will be planned, probably in August or September.

Kathy Lee shared that she has spoken to our Irving contact who stated that Irving has not yet set prices for budget payments. In fact, Irving is dragging their feet to see if prices will settle down. It was suggested that we be patient. Kathy Lee will keep checking back.

At this point, the meeting went into an Executive Session.

The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Kathy Lee Thornton