

Skyland Park Lot Owners Association (SPLOA) Board Meeting Minutes

Date of meeting: May 22, 2025

Time of meeting: 7:00 p.m.

Location of meeting: Roberts' residence

Present: Bill Roberts, Rose Roberts, Tom Deussen, Paul Desrochers, Holly Heath, Kathy Lee Thornton

Absent: Jon Kremser

The meeting was called to order at 7:08 p.m. The minutes from the previous board meeting (1/14/2025) were approved.

Rose gave the financial report. She reviewed the balance sheet as of April 30th. We have \$18,553.36 in checking and \$8,028.98 in the 6 month Meredith Village Savings Bank Certificate of Deposit which has already earned \$28.98 in interest. The account receivable from the court cases is \$12,226.85. The MVSB loan balance is \$4,443.78. Note that the monthly payment of \$329.36 for this loan continues to be paid, and the loan will be paid off in June 2026. Rose then reviewed the income and expenses versus the budget as of April 30th. The \$14.00 finance charge is the amount that a resident paid due to a late payment for the January 1st dues. The \$29.87 interest is a combination of the Certificate of Deposit and the savings account interest. The most notable expense is \$1,739.74 paid to the new contractor which is the \$714.00 monthly amount plus \$1,025.74 for two dump-loads of gravel. Bill will report further about this in his road update later in the meeting. The web site annual cost for the marketing/template use was \$203.88. The annual P.O. Box rental fee of \$84.00 was paid in March. The other business expense of \$109.28 is for the GoDaddy credit card fee charged for members using a credit card to pay their annual dues.

Rose noted that the board members received by email the October 2023 through February 2025 audit which was conducted by Jack and Gloria Rose. Per the audit document sign-off, there were no audit findings to report. The financial books compared to the banking reports are all in order. Rose inquired if there were any questions about the audit. There were no questions. Board members expressed appreciation for the efforts of Jack and Gloria.

Finally, Rose reported that the accounting firm notified her that they submitted an extension to the IRS for the 1120-H tax return for our association. It will be due by October 15, 2025. Rose will continue to check with the firm on the status.

An executive session was held to discuss confidential updates on the court cases related to the accounts receivable.

Bill, giving the road report update, shared that Paul "PJ" Albarono, our new road contractor, is fair in his pricing and shows up when he says that he will. PJ added gravel to fill the pot holes on his most recent grading work.

Bill and PJ walked the neighborhood yesterday and looked at the road surface and drainage issues. PJ is coming back tomorrow, following a rain event, to look at how the rain run-off has affected the roads. Bill asked PJ if he could do some focused work in certain spots, like the hill on Summit and also in front of the Rose's house on Skyline. PJ will work up a quote for possible trenching and drainage holes. It was noted that any work would require property owners to agree to the work. The projects could be done in sections. One other possibility is to deeply re-grade the entire road as this has not been done in a while. This would require scraping it deeply, adding material including a hardening agent such as calcium or magnesium chloride, and then rolling it. PJ suggested that Robinson in Tamworth has the bigger equipment that would be needed for this job. Bill will begin to explore our options.

Bill noticed that a pot hole has appeared on the hard top road. As soon as the road surface dries out he will fill in the pot hole with material he has purchased. There are also cracks in the asphalt. He suggested that we make filling and sealing the cracks part of a work day and get folks to volunteer.

It was decided that a Community Work Day will be scheduled for October 4, 2025 at 8:00 a.m. with a rain date of October 5, 2025. It was also decided that our SPLOA Picnic and Annual Meeting will be held on the triangle at 12 noon on September 7, 2025 with a rain date of September 13, 2025. In case there is inclement weather on both of those dates, the picnic will be canceled and the meeting will be held in the Program Meeting Room at the Moultonborough Public Library from 9 to 11 a.m. Kathy Lee will make a reservation for the room.

Bill reported that Berry Pond is currently at a great level. It rose 6" with recent heavy rain but within 24 hours it had come back down significantly. As has been observed over the past 10-plus years, there was no overflow of water onto the road. At this time, the meeting went into a short executive session.

The Irving oil/propane contract options should be available in the next few weeks. Kathy Lee has been in touch with our Irving representative and will keep checking back with him. Once we have received the information, it will be posted to the website and sent out in an email to the membership. Save the dates for both the Annual Picnic and Meeting and for the Volunteer Work Day will be included on the website and in the information email. Rose will post the information on the sign on the triangle, as well, to alert members.

The next board meeting is planned for July 8 at 7:00 p.m. at the Roberts' residence. The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Kathy Lee Thornton