



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday, January 9, 2023

Attendees: Don Elwell, Rick Logan, Tim Roland, Leroy Kaylor, Tish Jeffers, and Gary Wessel

Absent: Monica Griffith and Maritza Telesky

1. Introduction by Don: Began with Pledge of Allegiance, led by military veterans in attendance.

2. Roll Call- Leroy Kaylor (Violations and 2nd Vice President), Gary Wessel (Welcome packets), Rick Logan (First Vice President), Don Elwell (President), Tish Jeffers (Treasurer), Tim Roland (SLID liaison).

3. Board Member reports

a- **Treasurer report-** Tish - for month of November 2022. Total Revenue \$3,557.43. Total Expenses \$6,974.57. Net Loss for November of \$3,417.14

Don added that revenue for the year is \$147,154.48 and expenses for the year are \$95,711.17. Net income for the year is \$51,435.28 for the year thus far. Total Assets are \$374,551 and liabilities of just \$1,413.00. Total equity heading into 2023 is approximately \$374,000.

Tish and Don presented the 2023 Budget . Tish delivered budgeted revenue in the amount of \$139,425.00. Accountant reminded all that, as a nonprofit, once our ceiling is reached for monies in the bank at \$100,000.00 we must either build a building or establish a new higher goal for building construction.

Motion to accept report made by Rick, Tim 2nd. Voted and passed unanimously. Don reminded that the budget can be modified if needed. Rick motioned to accept the budget, Leroy 2nd. Voted and passed unanimously.

b- **Secretary – Asked for approval of last month’s minutes.** Tish made a motion to accept, Rick 2nd. Voted and passed unanimously.

c- **Violations-** Leroy- 113 violations for December. Lawn maintenance 25, yard debris out early 21, bulk waste 15, tarped roofs (that are not well presenting) 13.

d- **Permitting**- Tim- For 2022, New homes 29, new duplexes 6, town house 1, totals 36 residents. For December Fences-4, New homes- 8, Paint-3, replace driveway 1, and Sheds 4.

Don provided information from county new dwellings for 2022 578 up from 546 (6%) . 2020 mobile homes 68, 2021- 87, 2022- 227.

e- **Liaison**- Tim- Bill Klohn advised construction should start in March for garages. Also the property purchased on 98 in Haywood Taylor, Flora still needs an exit to SR 98 but is continuing to move forward, Echo apartments is moving along, old golf course at 345 tiny homes going there. Green Arrow lodge is still working with the county. Better Homes is still waiting on zoning changes for old golf course, bark parks changes have been approved by county. golf course should be opening in January as well as pub. Don added that neighboring people are driving through golf course and ruining grounds which further delays actual opening.

f- **Neighborhood watch** - no updates

g- **Welcome packets**- Gary - December 5 new owners and 1 renter in December.

New business:

a- Annual statements and balances for new board members will be coming up. Don requested we add term dates on website and agenda.

b - Christmas lights contest. Winner cannot win back to back years. 3rd place - 225 Brook lane Teddy and Jody Brown \$75, 2nd place - 400 Meadowland Mario and Teresa Vergara \$125, Winner - 6008 Candler Juan and Maria Cruz \$200.

c- County surplus \$513.39 – Office is unsure of origin.

d- New phone directories going out this month.

e- Leroy made a motion to order 4 new uniform shirts for each lady in the office, Tim 2nd. Voted and passed unanimously.

f- Don asked if the board should consider a salary increase for office ladies (at the beginning of each year perhaps a review to be done) Leroy made a motion to increase salaries by 4%. Phil Gentry interjected that the ladies now collect monies to prepare estoppels and they did not in the past. Don also suggested that the board review the positions and prepare a cap for the salaries of these positions. The cap can then be reviewed every few years to make sure it is still appropriate. Voted and passed unanimously. Leroy wanted to rescind his motion to give the ladies \$100 for Christmas, adjusting it to \$200 as was paid to them last year. Voted and passed unanimously.

Old Business

a- Signage discussion open to board. Leroy asked if there was space on the post to add a sign? Don asked if there was anyone opposed to having signage saying

surveillance in area. Don asked if anyone would make a motion to purchase signs in the amount of \$300. Tim made motion, Rick 2nd, Voted and passed unanimously. Exact language will be reviewed by attorney.

b- Tim advised he's read bylaws as far back as 1988 as well as minutes. It's a very long process. Tim estimated that we will have proposed changes to review at the March meeting.

c- Purchase of hog trap. Was reported there are local trappers that would trap hogs and remove at no charge. As such, there would be little need for the SLPA to purchase their own trap. No action taken.

Directors Round Table

Leroy- nothing

Gary- nothing

Rick- Discussed speeding in neighborhood. Don will update more on possible solutions after meeting with county officials.

Rick- nothing

Tim- nothing

Resident asked if there was anything that can be done about increased noise from racetrack? Don advised that the raceway is exempt from the county noise ordinance.

Next meeting February 13th

Don adjourned meeting 7:28pm.

Secretary

Maritza Telesky

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