

**Property Owners & Board of Directors Meeting**  
**June 25, 2021**  
**Meeting Notes**

**Roll Call: Mary Anne**

Present: Bill Lyons, JC Zalog, Joe Mulick, Russ Walster, Dave Kunze, Jim Smith. Absent: Nic Neuman

**Call for approval of minutes of April 24th Meeting.** JC advised that he never received a copy of the minutes, so he suggested that they be waived until such time as the Board has read them then submit a request for approval.

**Announcement of new owners:** Bill – Steve Rittmiller purchased condo 413 (Cassavitas/Orlando), Joseph Unset purchased condo 531; Tim Schive purchased the Karmen Dirks home on Lake View.

**Treasurer Report:** Dave Kunze

We have a strong cash position with total cash of \$251,222.

Total cash includes the Multi's assessment payments. Almost all assessment fees have been collected to date. Only \$3600 is outstanding.

We have been approved for a Line of Credit of \$100,000.

**Budget:** Dave Kunze

Budget Committee has been formed and includes; Bill Lyons, Dave Kunze, Bill Bena, and JC Zalog.

**Critical Dates:**

- August 13 – pull QuickBooks info (need financials completed thru July)
- August 20 – Committee meet to review numbers and build first pass budget
- August 27 – Executive board meeting to review with preliminary approval of budget
- September 18 (Sat) – 8:00-10:30 – Budget review for multi-owners
- September 18 – 10:30-1:00 – Budget review for Single Family homes & Lots
- October 11-16 – Mail to all owners for review and vote
- November 20 (Board Meeting) – Tally budget vote

**Legal:** Bill Lyons

Bill offered a brief description of the 3 suits SSC is dealing with. Our insurance company is handling the litigation, two of which were moved to the Federal Court system in Springfield, the other with Stone County.

**Wastewater Treatment Plant:** Bill Lyons

The plant has been running effectively, even with the increased rain of late. One of the equalization pumps have been failing and is being handled under warranty. Quarterly samples have been submitted to DNR for analysis.

**Water System:** Bill Lyons

2 PRV valves had to be replaced recently, one in the WWTP and the other behind the Clubhouse. These were brass valves and new ones are now steel.

Low water pressure recently in the condos and townhomes was thought to be caused by all the irrigation here and in neighboring communities early in the morning. However, a second look at the valves determined that one of them was not fully open. This was corrected and low water pressure has been corrected.

We are looking for alternative water sources. Stone City Water District is in the process of opening a new well in the coming months. Gordon Kinne asked if the multi's can be split off the homes. There are more Multi users than homes.

**Grounds Committee:** Bill Lyons

Guys are working on irrigation issues. Mr. Ingram donated flowers and 40 gallons of deer repellent. Residents are asked to thank Mr. Ingram when they see him around the property.

Bill thanked Terry and Arlene Werth for their work on 'the path to the lake' (between bldgs. 1 & 2). Arlene presented information regarding the path. They completed the COE approved walking path and it looks great. Signs are being made to show the path starting point and no littering. Terry and Arlene will maintain the path.

The next Grounds Committee meeting will be July 16<sup>th</sup> at 2:00PM

**Multi Committee:** Jim Smith & Joe Mulick

Jim provided a status of the assessment work projects. Work on the Railings for Buildings 1, 3&4. Work has been hampered by the heavy rains and the need for a lift behind the buildings. The contractor is also having problems with labor shortages. Same is true with the gutters. Owners report the contractors are not cleaning up after themselves. Metal shavings from the rails and scraps from the gutters are scattered about the property.

The work to provide additional support of the deck columns on Bldg 3 & 4 is complete. The contractor's jacks are still on site and he will be contacted to pick them up soon. The payment of assessment fees has been good so far. Only \$3600 is left to be paid.

A list of reminders for Multi-unit owners' dos and don'ts is being prepared. The list will include:

- The need to clean out the AC drain overflow pipe with bleach.
- Don't turn off your AC when you leave your property. This can lead to mold problems in the units.
- Do turn off your water when you are away from your property.
- Check washing machine hoses. Suggest replacing them if older than 5 years.
- Replace smoke alarms/ batteries.

Smoking is still an issue in some buildings. The board will reach out to our Atty to discuss options on dealing with the matter.

Owners also report that the lawn mowing team has run over a down spout crushing the outlet. Another complained that they are not blowing the streets/sidewalks/carports.

**Common Area & Roads Committee:** JC Zalog

Plan is to begin crack sealing the roads using our crew starting late July. Then seal Catalina and Lakeview in the fall.

**Homes Committee:** Russ Walster

4 new homes will be under construction in the coming weeks/months. The board asks for caution when driving around these sites and parking on the street. Truck and construction equipment can cause issues with vehicle traffic that can't be avoided. Please be careful. Parking on the street should especially be avoided if possible.

**Corp of Engineers Committee:** Bill Lyons

The road across the dam is still being worked on through October 2021. However, the July 4<sup>th</sup> weekend, both lanes will be open to handle the holiday traffic.

**COA Admin Assistant:** Mary Anne Burleson

Mary Anne arranged for a local CPR/AED trainer to teach 7 people to use the AED machine in the clubhouse and to provide CPR. The class was well received. She will plan to arrange for another class in the fall for anyone who wishes to have this training.

Mary Anne was recognized for her efforts in managing collections in a very professional manner.

We have a new Suddenlink rep that is assigned to our account. Amy Ware 405-714-5096

Amy.Ware@AlticeUSA.com

Email issues have been minimized. Everyone should be receiving communications from the office. Please contact Mary Anne if you think you missed out on a communication.

The Board has decided to add owner contact information back on the secure web page.

**Social Committee:** Lori Tripses, Debbie Grace and Cindy Mulick

This holiday weekend will feature our traditional golf cart parade (Saturday morning). Prizes will be awarded for the best decorations in various categories. Also, we will announce the winner of the

Owner-donated BBQ Grill & tools from tickets sold. This fund raiser is important to the committee to be able to offer fun activities from time to time to all of the SSC family.

**Conclusion:** Bill Lyons

Bill closed out the meeting thanking everyone for their continued support of the community. The next meeting will be Saturday, October 9<sup>th</sup> at 9:00AM. Final owner meeting is November 20<sup>th</sup> at 9:00AM

Bill called for the meeting to be adjourned and seconded by Russ with all members in agreement.

**Meeting adjourned**