

**Property Owners & Board of Directors Meeting**  
**October 9, 2021 at 9:00am**  
**Meeting Minutes**

**Roll Call:** Mary Anne Burluson - Russ Walster, Nic Neumann, Joe Mulick, JC Zalog, Bill Lyons were present. Jim Smith and Dave Kunze were absent

**Call for approval of minutes of June 26th Meeting.** All members voted to approve the minutes.

**Announcement of new owners:** Bill Lyons – Dave & Elizabeth Henson purchased Condo 103.

**Treasurer Report:** Bill Lyons, for Dave Kunze  
We have a strong cash position with total cash of \$152,714.

**Budget:** Bill Lyons  
Critical dates: October 11-16: Mail to all owners for review and vote to approve. November 20: (Owner/Board Meeting) – Tally budget votes

Any votes sent through the regular mail or email are due by 4:00p on November 19. Any votes hand delivered are due by 9:00am November 20 prior to the vote count.

There are increases in owner fees that are being primarily driven by the rising cost of insurance.

**Insurance:** Nick Neumann  
We are still paying increased insurance fees due to the WWTP fire. This will continue to affect our rates for the next 3 years. We have good insurance with Farmers that includes building replacement costs. USLI provides our D&O insurance for \$3M at a cost of \$3K/year. This policy will not be renewed by USLI due to several claims. Kenny Teague, our Farmers agent, is assisting us in finding another vendor to provide the D&O coverage. Most likely the cost of this coverage will increase over what we have paid in the past.

**Legal:** Nick Neumann  
The four legal claims filed in Federal Court have been settled. The details of the settlement (handled by Farmers Insurance & USLI) are confidential.

**Wastewater Treatment Plant:** Nick Neumann  
The plant has been running effectively.

**Water System:** Bill Lyons  
Water consumption is up over previous year's numbers. This is most likely due to more new homes coming online. We have had another PRV (brass) leak. The valve was replaced with a stainless-steel version that is less susceptible to corrosion.

**Grounds Committee:** Nick Neumann  
Nick discussed his plan to develop a Master Plan that documents what beds we have and how they are being utilized. He wants this plan to include a large-scale CAD drawing (Nick has a CAD system available with his company) that the Grounds Committee can use to see what beds have what plantings and then

make decisions on eliminating some beds to reduce maintenance costs. He wants to have the Master Plan and drawing completed for the Spring Grounds Committee meeting.

**Multi Committee:** Joe Mulick

Joe reports that the Multi units have been quiet as of late. The large projects are about complete with exception of a deck replacement on TH#6. A full accounting of the Assessments Bids vs. Costs will be posted on the web site for all to view. We collected \$256,000 with a Cost of \$241,284.57. This leaves a balance of \$14,715.43. The deck replacement is bid at \$6,714.47 and if this stays on track, we will have a remaining balance of \$8,000.96.

The board is not starting any new projects until the remaining deck replacement is finished. At that point we will explore either painting or replacing trim on some of the condo buildings. As of now, no new special assessments are planned for multi-unit repairs, upgrades, or maintenance. We can utilize our increased Line of Credit to cover the expense and pay it back (within 12-14 months) with our current fee structure.

A comment was raised by Mr. Terry Werth (CO-203) about the board's authority to recently amend the rules and regulations regarding smoking on owners' decks, which is considered common area. Bill Lyons provided feedback on the boards obligation to address both sides of the issue and with the board's authority in the by-laws, the board took action to correct the issue for the welfare of those families affected by secondhand smoke. To change or revise the boards authority granted in the by-laws would require 75% of all 150 owners voting in the affirmative to make changes in the current by-laws.

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

We have a bid from Coltrane Asphalt LLC to sealcoat roads in the community. The plan is to seal End of Trail, the majority of Catalina Drive and Lakeview. The board has accepted this bid at \$9,300. We are waiting to hear from the company on when they can begin the work. The kitchen remodel is almost completed.

**Homes Committee:** Russ Walster

Four new homes are currently under construction and there are four more that will be constructed in the next year. There are only 11 developer lots left to this point. Building costs have risen in the past year. The average cost per square foot is now \$259. A year-ago that cost was \$159/square foot.

**Corp of Engineers Committee:** Bill Lyons

The road across the dam has been resurfaced and is now fully open. The CORE is re-evaluating the amount of water the dams are forced to hold. They were never designed to hold the amount of water above flood stage for extended periods of time. Thus, we can expect the CORE will be releasing water downstream at a faster rate following the spring rains this coming season.

**Old Business:** Bill Lyons

Kitchen Remodel is almost complete. A new mirror and backsplash will be installed next. Thanks to Russ Walster for his efforts to get this project complete along with owner volunteers Lory Tripses, Cindy Mulick and Jerry & Betty Howard.

Recycling cardboard – please continue to breakdown boxes and drop them into the recycling bin.

Throwing complete boxes in the trash takes up valuable space. The Werth's suggested placing a sign on

the trash bin doors advising people to break down their boxes and if they can, carry them to the recycle bin. The board will come up with a good signage for this purpose.

**COA Admin Assistant:** Mary Anne Burlison

Mary Anne has arranged for a Toy Collection to support the Stone and Taney County Elks Clubs for the holiday season. They need unwrapped toys from infant to 18 years. Details will be sent to all the owners next week. Target collection will be December 3<sup>rd</sup>.

**Social Committee:** Lori Tripses & Cindy Mulick

Lory stated that there would be a Ladies Lunch this coming Thursday at MoMo's. Mary Anne will be sending out an invitation.

**New Business:**

The Werth's suggested that we come up with a new owners' packet that can be given to new owners that includes the By-laws and a common rule list; example, no bird feeders on the deck, no smoking, the noise restrictions, etc. Joe Mulick will develop the package and get the Building Captains to help implement a welcome visit with new owners.

**2021 Owner/Board Meeting Dates:** All begin at 9:00 AM – ~~March 20~~, ~~April 24~~, ~~June 26~~, October 9, November 20

**2022 Owner Board Meeting Dates:** March 19, April 23, June 25, October 8, November 19

**Conclusion:** Bill Lyons

Bill closed out the meeting thanking everyone for their continued support of the community. The next meeting will be Saturday, November 20 at 9:00AM.

Bill called for the meeting to be adjourned with all members in agreement.