

SPPOA BOARD MEETING
Minutes December 11, 2018

Board members in attendance: Monica Larsen, Rebecca Sittig, Mark Guthmiller, LeeAnne Davis, Kelly Lieberg, Lori Boe, Dave Mavity, Scott Green, and Pat McManus.

OPEN FORUM- Home Owners have 5 minutes to discuss items of importance to them.

1007N Sharron Andersen

1000B Shar Black

1222N Julie Paulson

1013N Vicki Sassani

FINANCE/BUDGET REPORT- Duane

Total income: \$20,903.02 (collected past due homeowners fees)

Budgeted income: \$20,628.00

Grounds and maintained costs: \$7,105.63 for tree removals and the Bridgeport/Newport swell projects.

Move to approve financial report by Dave, Seconded by LeeAnne. Motion passes unanimously.

SECRETARY'S REPORT-Rebecca

Motion to approve meeting minutes for November by LeeAnne, Seconded by Mark. Motion passes unanimously.

COMMITTEE REPORTS

AMF-Mark

1015B: New storm door and closures

Motion to approve AMF by Pat, Seconded by Dave. Motion passes unanimously.

1002N: replace front door

Motion to approve AMF by Rebecca, Seconded by LeeAnne. Motion passes unanimously.

Fire Follow up- (By Pat McManus)

Fire occurred on 12/3/18 at 2:30am. The fire was caused by the upstairs bathroom ceiling vent/fan. The board will provide more information as it comes to us. We are all very thankful that Pat and his family are all okay.

OPERATIONS REPORT (By Monica Larsen)

- Roos has been coordinated and the cancellation letter has been sent to Cressman.
 - Roos will provide schedule magnet for homeowners
 - Garbage day will switch to Monday when Roos service starts.
- Emergency Shutoff Switches have been installed by Waterbury
- Carpets and furniture have been cleaned in the guest house by Dan's Carpet cleaning following displaced homeowner's stay with pet.

OLD BUSINESS

- **Bed mattresses for guesthouse have been ordered and paid for.**
 - To be delivered on Friday 12/14
- **Insurance renewal amounts need to be sufficient to ensure we are insured to full Replacement Cost per our covenants.**
 - Bid for \$13,453,400 in coverage for 100% replacement of economy construction features by State Farm to be in compliance with the Silver Park Place Covenants.
 - **Motion to increase insurance coverage according to State Farm bid by Mark, Seconded by Rebecca, Opposed by Kelly and Dave. Motion passes by majority vote.**
- **Pool Project update including scope of work and estimates.**
 - Scope defined by Brooks. Bid \$16,600
 - Scope defined by Combined Pool & Spa. Bid \$8,520
 - Need to Factor in cost of removing and repairing fence (unknown)
 - Need to Factor in cost to Paint the pool. (unknown)
 - Need to Factor in cost of grounding. Bid estimated at \$2,500

Based on current budgets and the fact that the pool bowl is nearing the end of its life span, it is Monica's recommendation that the project is put on hold until such time as the entire pool is redone.

The risk of having to redo the entire project again at the end of the bowl's life span does not seem like a responsible use of the association resources.

- **Motion to set aside the pool project until the bowl fails by Dave, Seconded by Rebecca. Motion passes unanimously.**

NEW BUSINESS

- Recommendation to move \$40,000 from Unreserved checking to a CD allocated to the future needs of the pool
- Recommendation to allocate \$2,500 to concrete roadways (sealing of cracks).
- Recommendation to allocate \$6,000 to the chip and seal of the asphalt.
 - **To discuss next month.**

ADJOURNMENT

Motion to adjourn meeting by Dave, Seconded by Rebecca. Motion passes unanimously.

Next regular board meeting is January 8th, 2019.