

SPPOA BOARD MEETING
March 13, 2018

The March, 2018 regular board meeting was called to order by President Dave Mavity at 6:33pm.

The following board members were present: Lori Boe, Amber Klungseth, Dave Mavity, Mark Guthmiller, Roberta Karbo, Kelly Lieberg, Steve Wathier. Homeowners present: Monica (1216N), Molly (1223B)

OPEN FORUM:

Molly (1223 B) – Reported a “rip” in the siding on the garage that was noticed after this last snow, she provided pictures that were on her phone and will forward those to President via txt. Also handed in AMF form (see below)

OPERATIONS REPORT:

Dave presented the operation managers’ report.

- 14 more bags of salt were purchased
- 5 new trees will be planted
- Rusted steel (siding) has been reported on the Newport side, along with some reports of spacing in the siding. These things will be fixed
- Bids looked at and presented for the Clubhouse appliances (stove, microwave, and fridge), bids were from Karl’s and Lowes (same make and models) – Lowes was \$1,661, Karl’s had \$1450 for stainless steel and \$1250 for white. Motion to approve the white selectin from Karl’s: Kelly, seconded by Mark, third by Steve, fourth by Berta. Motion approved to get the Stove, Microwave and Fridge from Karl’s in white for \$1250, this does include install and removal of all current appliances.
- A look at the 5 year plan:
 - Appliance replacement – just voted on
 - Carpet maintenance in the clubhouse – possibly making the entry way tile with an inlet for snow and rocks to call into. Someone will also need to look in to the carpet wear and how often it should be cleaned. (was only cleaned professionally once in the last year)
 - Adding an elliptical to the exercise room
 - Having the fire hydrants flushed and repainted – was later found that Justice fire will come out and service, date not set yet
 - Pool updates – freshen up signs and update verbiage
 - Access private road way
 - Updating the privacy fences that are in the front of units – primarily on the Newport side
 - Keep going on the updating of landscaping – would like another bid for updating the north end, also updating the metal signs near the mail house
 - Restriping the lines and updating the updating the addresses on the curb

Berta presented bids for pool updating, hoping it will be done before mid-June. Bids were for resurfacing and completely redoing the concrete. Bids were from JR Construction, Brooks Construction and River Front. Combined Pool and Spa will be testing all the jets and spouts in pool. Once all the bids are in there will be a special board meeting to go over them.

Operations Manager Report was approved by Steve and second by Kelly

FINANCE REPORT:

Finance report was emailed and presented by Duane.

- Was able to collect a little more than normal dues
- \$7191.07 in the black for the month
- \$82,000 is unreserved
- \$113,000 in reserved
- Electric was a little higher due to hot tube water change last month
- There are currently 3 CD's at scattered end times at 6 months each
- The water bill was \$500 less this month
- Trash bill was lower this month – no extra pickup charges.

Finance report was approved by Berta and second by Kelly

SECRETARIES REPORT:

Secretary's report for February was emailed to everyone and read by Steve (VP)

- It was noted in the February minutes that it needs to be amended to say flood insurance will be reimbursed by the association if your building is in the "emergency FEMA flood plain"

Motion to accept Secretary's Report by Steve and second by Lori

COMMITTEE REPORTS

AMF:

- 1008 S N – Install a Lennox AC – Replacing the old one, Waterbury will be installing. Approved: Kelly Seconded: Steve
- 1007 S B – Satellite dish to be installed in backyard on a pole between AC and window. Approved: Steve Seconded: Kelly
- 1223 S B – Replace the garage door. Approved: Steve Seconded: Kelly
- 1005 S B – Satellite dish to be installed in backyard on a pole. Approved: Berta Seconded: Kelly
- 1216 S N – Replace exterior storm and entry door. Approved: Steve Seconded: Berta
- 1005 S B – Satellite dish to be installed on a pole in the back patio – this was already approved in a past meeting.

Motion to accept Steve and seconded by Lori

OLD BUSINESS:

Update on covenant changes: 10 units have not heard an answer back, 18 units have had no contact. So far there are 60 approve and 17 do not approve, there are a few undecided. A letter has been written stating the revisions and some of the common concerns are addressed for units that are undecided.

NEW BUSINESS:

Berta contacted Eagle exterminator to come and spray around the outside of units for bugs, they just go around the foundation. A sign-up sheet will be in the mail house

Meeting was adjourned at 8:20pm

Motion to accept Steve and second by Kelly

Minutes report submitted by Secretary – Amber Klungseth