

**SPPOA BOARD MEETING**  
**Minutes November 13, 2018**

Board members in attendance: Monica Larsen, Rebecca Sittig, Mark Guthmiller, Kelly Lieberg, Dave Mavity, and LeeAnne Davis.

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

**Shar Black 1000B:** Wondering about making this an owner only community. Need a 75% vote to change the covenant to becoming a owner only community. At this time we have very few rental homes in our community, if we start to see an issue with renters we can revisit the issue. Shar also wants to remove 5 mph signs and have a private property sign at the entrance. The board will revisit these ideas when it comes time to update signage.

**FINANCE REPORT- Duane**

**Total income:** \$19,764.26

**Budgeted income:** \$20,628.00

**Lawn care expenses:** \$1,107.66 for sprinkler repairs.

**Motion to approve finance report by LeeAnne, Seconded by Dave. Motion passes unanimously.**

**SECRETARY'S REPORT-Rebecca**

**Motion to approve October's Minutes by Mark, Seconded by LeeAnne. Motion passes unanimously.**

**COMMITTEE REPORTS**

**AMF-Mark**

- 1201N, Storm door. **Motion to approve by Kelly, Seconded by Becca. Motion passes unanimously.**
- 1003N, Dryer vented through roof. **Motion to approve by Becca, Seconded by Mark. Motion passes unanimously.**

**OPERATIONS REPORT (BY Monica Larsen)**

- Leaf cleanup and gutters should be done this week
- Ice Melt was placed in the community room.
- Spa Heater was reported as not working.
  - Hot springs to replace filter for \$149. Hot springs will update the board if this does not fix the problem.
- Update on Maintenance letters. Homeowners talked to and will continue conversations with homeowners until items of concern are taken care of.

**Motion to approve operations report by LeeAnne, Seconded by Dave. Motion passes unanimously.**

**OLD BUSINESS**

- **Emergency Shutoff's** -four that were not working (building number 1003B, 1011B, 1019N and 1204N).
  - **Motion to contract Waterbury to complete replacement of emergency shut of valves for \$7,000 by Dave, Seconded by Becca. Motion passes by majority vote, Mark opposed.**
    - Other bids were All Star Plumbing for \$6530, Bills Plumbing for \$8200, Copper Cottage for \$8308.
  - **Motion to complete all 4 shut offs at once as soon as possible by Becca, Seconded by Dave. Motion passes unanimously.**

- **Garbage Quote** from new carrier.
  - Cressman Sanitation will cost approximately \$2400 more per year beginning January 1st.
    - 1260/month. 100/month increase Jan 1<sup>st</sup>.
  - Roos sanitation bid was for \$1,171.50/month
    - Less expensive bid than Cressman
  - **Motion to have Roos sanitation as a new trash service by Mark, seconded by Becca. Approved by majority vote, Dave opposed.**
  
- **Pool Project update including scope of work and estimates.**
  - Monica continues to work with multiple companies, obtaining comprehensive bids for the pool update. Board will be provided updates as they arise.

#### **NEW BUSINESS**

- Have received multiple complaints regarding the mattresses in the Guest House.
  - The mattress on the hide-a-bed is thin and springs poke the guests.
  - The mattress on the queen bed has been flipped and guests still roll toward the middle.
    - Kelly to obtain estimates for new mattress from beds by design.

#### **ADJOURNMENT**

**Motion to adjourn meeting by Dave, Seconded by Becca. Motion passes unanimously.**

Next regular board meeting is December 11, 2018.