

## SPPOA BOARD MEETING

July 11, 2017

The September 12, 2017 regular board meeting was called to order by President Dave Mavity at 6:30pm.

The following board members were present: Lori Boe, Amber Klungseth, Dave Mavity, Pat McManus, Mark Guthmiller Roberta Karbo, Kelly Lieberg, and Glenn Doering. Homeowners present: Monica (1216N), Lois and Ron (1109 N), Heidi (1212B), Sharon (1107N), Carol (1204 N), Barb (1202 B).

### OPEN FORUM:

- Lois and Ron had questions about the 500 Year flood plain and if we were in that, also questions about satellites on houses vs garages.
- Char had questions about the outside dryer vents being fixed, renter and owner concerns, and about adding flowers that will bloom every year.
- \*Heidi had questions about why only one contractor is being used and such long waits when there are many contractors in the city. Questions about missing back fence on 1015B (this was discussed and Mark G will make sure owners are notified that it has been approved as they had put in an AMF form). Also questions about trees and an October clean up days. She also stated that her front step needs some repairs.
- Sharon had questions about trees and shrubs at entrance on north side of both Newport and Bridgeport.
- Carol had some scenarios for future rental possibilities (snowbird, Airbnb type, family renting) – she was guaranteed that she would be able to rent out when she purchased her unit. Questions about the pool still being open (this was discussed and Sept 16, 2017 was the last day open for the season)
- Barb had questions about the security cameras and privacy of owners near them (was discussed that there are 7 cameras up and monitoring the entrance [cars coming and going] and pool area, only public areas are able to be seen. 30 days will be available to be viewed once more space is available on the computer.

### OPERATION MANAGER'S REPORT:

Dave presented the operation managers' report.

- 7 trees will be planted this fall and will be planted where more shade is needed.
- Engineers came and did measurements for the units in the flood plain. This was \$1200.
- \$424 was spent for a new spa cover, it was starting to have pieces fall into the water, and chemicals for the winter.
- Talk of getting the outside water spickets winterized. There are about 20 that are covered by the HOA.
- \$7400 was bid to resurface the deck by the pool.
- Mark talked to the water department about flushing the water hydrants. They stated in the spring. Dave is going to call and see if he can get this fall.
- We need bids on repairing and/or replacing the front fences. See which is going to be more efficient.

Operations Manager Report was approved by Glenn and second by Pat

#### **FINANCE REPORT:**

Finance report presented by Duane.

- Couple of home owners did not pay dues yet for the month
- \$552 was spent on the guest house for a futon and a couple other things
- \$140 for cable and internet for guesthouse and security cameras.
- We should be aiming for \$250,000 in reserves, we are currently just over \$100,000
- We still need to pay for trees, winterizing pool and water change out in spa.

Finance report was approved by Kelly and second by Glenn

#### **SECRETARIES REPORT:**

Secretary's report for July was submitted by Glenn and read by Dave.

Motion to accept Secretary's Report by Mark and second by Roberta

#### **COMMITTEE REPORTS**

##### **AMF:**

1006 Bridgeport – would like to replace storm door. This was approved

1022 Bridgeport – remove rock and plants and replace with pavers. This was approved.

Motion to accept AMF forms by Glenn and second by Lori

#### **OLD BUSINESS:**

No old business

#### **NEW BUSINESS:**

- Discussed of people buying townhomes for the purpose to rent. A couple board members are going to meet with a realtor lawyer to see what is legally allowed for renting in the association.
  - Some options that were proposed were:
    - A percentage of units were able to be rented (5%)
    - Homeowner will require a 1 year lease for tenant
    - Homeowner must occupy residence for a minimum of 3 years
    - Homeowner will provide background check, vehicle description and license plate number of tenant and must be approved by the board prior to tenant moving in
    - Homeowner and tenant forfeit all usage of amenities (clubhouse, guesthouse, fitness center, Jacuzzi and pool)
    - All communication to and from tenant will be through the homeowner

Approval to seek counsel and pay for time

- Motion to approve by Kelly and second by Berta

Meeting was adjourned at 8:22pm

Motion to accept Glenn and second by Mark

Minutes report submitted by Secretary – Amber Klungseth