

Summer Place Community Association  
SPCA Board of Directors Meeting  
April 23, 2016

Present: Bob Bosch, Diana Bayliss, Gary Burk, Dean Warfield, Donna Morehead, Mitchell Morehead (at large) and Joan Berry

- Meeting was called to order at 9:05 a.m.
- Minutes from previous meeting were approved.

Old Business/Updates

- The road for the Volunteer Fire Station property has now been completed.
- A new tank is coming (3000 gallons, or twice the capacity of previous one).
- The AED all-weather box has arrived.
- Gary Burk has provided an MOU for road maintenance.
- Summerplaceca.com is working.
- Mitchell Morehead reported that David Thurmond is planning to move forward with transferring the boat ramp and dock to us for a cost of \$1.
- David Thurmond believes there is \$3000 in an account from Summer Place Estates but he is unsure of his ability to deed this to us. Suggests we keep the funds for road maintenance.
- Re previous discussions of liability for the ramp, Mitchell Morehead has located a company (Dexter & Co from College Station) that insures several similar ramps and lake areas, and he says most associations have \$1 million liability. The agent feels he can provide this for the association for approximately \$2500 annually. Another possibility is to create a new entity, apart from the SPCA, that would own the ramp.

New Business

- It is possible a change in dues would be needed to support the insurance and maintenance of the boat ramp and road. Discussion revolved around two levels of dues, one for those with ramp access and one for those without it. However, this would be difficult to watch or patrol. Therefore, dues will be uniform, but only those who pay dues will be issued the gate code, and the code will be changed at least annually.
- Bob Bosch suggested the plan for dues, maintenance, and insurance be brought for a vote at the fall membership meeting. Main thing now is to secure the ramp and determine condition. Gary Burk reminded the group that the road is also our responsibility to maintain, including the road through Summer Place Estates if they are officially annexed into the group. He said it is possible (but not probable) that we could petition the county commissioner to take over maintenance of 743 through the subdivision and the estates.
- Renewal of current dues notices will be mailed with the Spring Picnic notice.
- Mitch Morehead will set a date for closing with David Thurman through Bobby Reed. Bob Bosch will need to attend the closing.
- Mitch Morehead will try to get confirmation of the amount of taxes that the property will have.

- Mitch Morehead will pursue a sign for the ramp denying access and will get a formal quote from Dexter and Company.
- One suggestion was to have a fund-raiser to acquire funds for repairs to the ramp.
- Gary Burk reminded the group that use of the pier was promised to the church and they reciprocate by allowing us to use the pavilion.
- The picnic is ready to go. Signs will go up as reminders. Clean-up group will arrive around 9:45. Air Evac group is coming. VFD will sell raffle tickets. Jean will end the meeting with an AED demonstration. See February minutes for list of items provided by the board.
- Bob Bosch said the Air Evac company wanted \$125 to put orange globes on the wires marking the landing zone for the helicopter. The expenditure was approved.
- Joan Berry will compile an information packet for new members.
- The meeting was adjourned at 10:10 a.m.