

## Minutes - September 5, 2015

### Summer Place Community Association - General Meeting

- Meeting was called to order by Kevin Redmond at 9:40 a.m.
- Minutes from last year's annual meeting were reviewed and approved as written.
- The Treasurer's report was presented and approved. Of 64 members on the list, 50 have paid dues. Accounts are as follows:
  - o Beginning balance (1-1-15)
    - Checking \$2216.20
    - Savings \$3512.54
    - Total \$5728.74
  - o Dues (income) \$4025.00
  - o Expenditures \$2912.40
  - o Ending balance (9-5-15)
    - Checking \$3328.80
    - Savings \$3513.15
    - Total \$6841.95
- Three new families were welcomed (Dean & Kimberly Warfield, Eddie & Barbara Seals, and James & Tammy McDonald).
- Kevin thanked the board for their service over the course of the year.
- Nominations were requested for the 2016 board. Donna Morehead and Joan Berry are continuing from 2015. New additions include Gary Burk, Diane Bayliss, and Bob Bosch. The nominations were approved. The group will meet over the next month to determine which responsibilities will be assumed by which executive board member.
- Board activities for the year were summarized:
  - o Communication was provided regarding meetings and other updates.
  - o Website was maintained.
  - o Company was contracted to provide gravel drive for access to water tank on West Lake Limestone Volunteer Fire Department lot. (Contractor has indicated they intend to complete the task soon now that the land is dry enough.)
  - o Defibrillator is located at the home of Jean and Bob Bosch.
  - o Boat ramp discussions continued with David Thurmond and attorneys.
  - o Summer Place Estates residents were invited to join association.
- New Business Item 1 - Update from WLLVFD Chief Warren Miller
  - o They have acquired a new rescue pumper
  - o Our current tank is leaking, but slowly. Will repair.
  - o Once gravel road is completed, it will be inspected by an ISO representative. This may positively impact homeowner's insurance.
  - o WLLVFD is currently raffling a motor home. Only a few tickets available.
  - o October 17 is date for fish fry (11:00-2:00) and blood drive (10:00-4:00).
- New Business item 2 - Boat Ramp
  - o Mr. Thurmond is working with Bobby Reed on the possible deeding of the boat ramp and adjacent property to the SPCA. This could potentially mean (1) the association will need to repair the existing ramp, (2) the association will be responsible for any liability insurance taken out for the ramp (with current estimates in the \$10,000 range if purchased), and (3) the association will be responsible for the property taxes and upkeep of the ramp and adjacent land. Discussion involved the need for a gate of some type that would allow only paying members of the association access to the ramp if this occurs. A motion was made and seconded to accept the property if it is offered to the association. This passed by majority vote.

- o A committee was formed to investigate what types of repairs might be needed for the boat ramp if it is acquired and/or if it should close until the repairs are in place, etc. Mitch Morehead agreed to chair the committee. Members include Ron Botts, Bob Bosch, George Boyett, and Eddie Seals.
- o Issues we may need to consider, in addition to those listed above, include (1) possible ways to structure the association so that members and board officers are not personally liable for issues involving the boat ramp (since we are not eligible to be an LLC), and (2) should the Baptist church be willing to share in the cost of liability coverage if they are going to be allowed use of the property.
- New Business item 3 - Suggested action items for the new board:
  - o Purchase a new battery for the defibrillator. Motion to approve was made and seconded. The motion passed. (Jean Bosch will provide ordering information to Joan Berry, and she will place the order.)
  - o Find and use the “Burn Ban” notice on the sign at the entrance. (Joan Berry will contact the Gruells to see if they have this. If not, a new one will be acquired and posted.)
  - o Consider a fund raiser to help support the boat ramp project, if it becomes a reality.
  - o Be sure to have an alternate date for the spring picnic in case the first date is a “rain out.” Picnic is an important event.
  - o Increase membership efforts through the following:
    - Including website on the sign at entryway to subdivision
    - Better communication with new residents/property owners
    - Sending first call for dues via e-mail, but following this with a hard-copy letter and self-addressed stamped envelope to anyone who does not respond to the e-mail request
    - A membership drive and new membership packet
    - Better efforts to be sure the spring picnic occurs and newcomers are invited
    - Improved presence through the website
    - Information on the website informing residents of the need to join the association for access to the boat ramp
    - Providing promotional materials to realtors
    - Contacting the BRA to see if they will remove the grass growing in the water of most coves
    - Considering a water pump hydrant at the boat ramp if we acquire it
- Other:
  - o Jean Bosch reminded those who acquired CPR certification two years ago that they need to renew. The Volunteer Fire Department offers free AED and First Aid courses. Contact Jean Bosch if interested.
  - o Residents were reminded of the importance of the 911 signs for emergency location. These are available for \$10 through the county. Also, a list of medications currently taken is critical to have on hand for emergency personnel.
  - o There is a dangerous turn on LCR 740 where cedar trees growing on the roadside hinder the ability to see oncoming traffic. Kevin indicated this is owned by Mr. Winn. He will approach Mr. Winn to see if he would be amenable to SPCA members assisting with cutting some branches back to improve visibility. If so, a call will be issued for assistance from the association.
  - o Members were reminded of the possibility of purchasing insurance for Air Evac, which is very expensive if you do not have insurance coverage. Most policies are in the \$50 range.
- The meeting was adjourned at 11:20 a.m.