

## Minutes – September 3, 2016

### Summer Place Community Association – General Meeting Baptist Church Pavilion

- Meeting was called to order by Bob Bosch at 10:00 a.m.
- The Treasurer's report was presented and approved. (See attached.)
- 29 members attended, which constitutes a quorum.
- Kevin thanked the board for their service over the course of the year.
- Nominations were requested for the 2017 board. Bob Bosch, Gary Burk, Donna Morehead, Dean Warfield, and Diana Bayliss are continuing from 2016. The nominations were approved. The group will meet later in the near future to determine which responsibilities will be assumed by which executive board member.
- Board activities for the year were summarized:
  - The VFD road was finished
  - A new tank (3000 gal) is replacing the previous one.
  - Dean Warfield continues has added upgrades and updates to the website.
  - New Burn Ban signs were acquired and are now housed in the lean-to shed on Joan Berry's property so that officers can access them if a burn ban is declared.
  - The AED housed on the Bosch's property was updated with a new battery.
  - A "Summer Place resident" packet was assembled, including the Summer Place flier and other promotional materials, and this was distributed to all mailboxes in Summer Place.
  - Update - Mr. Thurmond continues to negotiate with the board via Mitch Morehead on the possible deeding of the boat ramp and adjacent property to the SPCA. A motion was approved last year to accept the property if it is offered to the association. So far, this is still a "pending" situation. Some board members have indicated they will not continue in their role if the boat ramp is acquired due to liability issues. An update on anticipated expenses was shared. (See attached.)
  - The committee remains in place for investigating types of repairs needed for the boat ramp if it is acquired and/or if it should close until the repairs are in place, etc. Mitch Morehead continues to chair the committee. Members include Ron Botts, Bob Bosch, George Boyett, and Eddie Seals.
- New Business Item 1 – A motion was made to revert to \$100 annual membership dues, in order to have additional funds to cover road maintenance and the possibility of the purchase of the boat ramp from David Thurmond. (The dues had been lowered from \$100 to \$75 a couple of years ago because we had what we felt was sufficient funding to cover current expenses.) The motion moved by Donna Morehead and seconded by Gary Burk. It was approved in a majority vote.
- New Business Item 2 – A new "at large" position for the board would allow for representation from the Estates. A motion to add this position was made by Mark Bisett and seconded by Gary Burk. The motion passed with a majority vote. Mr. Danny Ivy was nominated for the position and was elected by a majority vote.
- New Business Item 3 – The power company is in the process of installing the retractor balls on the power lines at the church for the helicopter landing area.
- Other:
  - A request was made to add something to the website asking residents not to allow grass to go into the lake when mowing and for residents to take care not to blow leaves or

dump grass into the water. It is very problematic for residents whose homes are at the ends of coves.

- A request was made for the board to communicate with the county commissioner about the state of our roads.
  - 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.
  - 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.
  - 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. Representatives from Air Evac were on hand to distribute information and accept applications.
  - Diana Bayliss had lake maps for sale.
- A motion to adjourn was made by Donna Morehead and seconded by Gary Burk. The meeting was adjourned at 11:15 a.m.

**SPCA 2016 Treasurer's Report**  
as of 8/31/16

**Beginning Balance 1/1/16**

Checking	3453.80	
Savings	<u>3513.51</u>	
Total		6967.31

**2016 Deposits**

AirMed Care Sold	10.00	
Dues Collected (40)	3000.00	
Fee Reversals/Interest	164.42	
Lake Maps Sold	81.50	
Sponsors	<u>200.00</u>	
		3455.92

**2016 Expenses**

AED Cabinet	319.00	
Fees/Returned Checks	384.12	
Mowing	3300.00	
Picnic	158.36	
P.O. Box	59.00	
Printing	118.01	
VFD Road	2375.15	
Website	<u>107.40</u>	
		<u>(6821.04)</u>

**Ending Balance 8/31/16** **3602.19**

*\*Combined Checking and Savings accounts to simplify accounting*

# Summer Place Community Association Boat Ramp

In the spring, the association voted to move forward with acquiring the boat ramp from David Thurmond. Here are expenses we anticipate:

## **“Up-front expenses”**

Payment to David Thurmond and legal fees

Repair of current boat ramp to usable condition

Locking system for gate - \$500 (so that only paying members have access)

Back taxes - \$500

*Note: A suggestion was made that we might recover some of the upfront costs through a one-time donation, fund raisers, etc. and also volunteer labor for parts of the work.*

## **Annual expenses:**

Taxes - \$300

Maintenance - \$500

Liability insurance (\$1 million) - \$2500

Total - \$3300

Note: We currently have 50 members, so our current dues wouldn't be enough. We would need to go up to \$100 in dues until we see if membership increases significantly when the boat ramp is open only to paying members.