

## **SPPOA Board Meeting Minutes**

**December 7, 2017**

Taken by: Mike Sperling

Held at: Club House of 'Village on the Green'. Quorum was established and meeting brought to order by John at 6:36 pm.

In attendance: John Meacham, Christine Blackway, Paul Hawkins, Richard Simon, Denise Flach, David Johnston, Mike Sperling.

November minutes were motioned for approval by David, 2<sup>nd</sup> by John. Approved.

**Treasury**-Paul covered the I&E Statement and Balance Sheet up through November.

Still looking for invoice for Director and Officer insurance from insurance company to pay on. Board had previously approved to pay and extra \$70 to this year's premium for an additional \$1M of coverage, doubling the amount of coverage of previous years to \$2M.

The cost for the maintenance on the irrigation is still the biggest expense.

The \$15k remaining balance for the end of year will be placed into building necessary reserves.

Non re-occurring expenses for this month were:

- Printing of 2018 dues invoice and budget statements.
- Postage for dues invoice mailing.

John motioned for approval on the current state of the treasury, David 2<sup>nd</sup>, board approved.

**Landscape**- We will continue using current landscape and maintenance company but, are waiting for them to sign current contract. Top of brick wall at entrance of Whisperwood II is broken loose and needs repair before it topples over. Richard has sent a letter to the homeowner to address the bamboo growing at that area of the wall. Homeowners negligence to keep growth of bamboo from damaging wall could cost them or our HOA \$10-15K to replace top of wall and support column.

We have been notified by Duke Energy that they will be upgrading the asphalt on our walkways within the utility easement where they replaced main power line towers.

**Irrigation**-Denise and Paul worked on the recurring usual irrigation breaks.

Not sure yet how the new water company will handle our use of the reclaimed water we use for our irrigation.

**Compliance**- Richard is monitoring responses to his letters sent out.

**Website**- Mike sent out test emails, from within our website, to all members on the board to help determine if we are losing or not receiving intended communication from HOA members and ARC forms. Members responses indicate the system is working properly.

**ARC**-David brought in ARC Form for homeowner requesting white vinyl window replacement, approval was granted.

The ARC request for rebuilding of fence at 569 Whisperwood Dr. is still under review and not approved by board.

### **Old Business**

- Chose homeowners and committee name for fining/arbitration group.

### **New Business**

- Paul proposed an amendment to current by-laws to contain specific verbiage. Discussed but, not resolved.
- Bear proof containers. Discussed, no action plan placed at this time.

John motioned to adjourn, David 2<sup>nd</sup>, approved at 7:45 pm.