

**SNOW LAKE SHORE PROPERTY OWNERS CORPORATION**

Minutes of Regular Board Meeting

November 18, 2023

1. **Call to Order:** The meeting was called to order at 9:02am by Bob Johnson

2. **Roll Call:**

Attending

Robert Johnson, Vice President

Bryan Ford, Secretary & Treasurer

Erna Groth

Cynthia Hallford

Sandy Irby

Mark Parker

John Raffety

Absent

Gerry Printz, President

Brenda Bartus

3. **Approval of Minutes:** Minutes of the regular board meeting dated October 21, 2023 were presented. A motion to approve as presented was made by Sandy Irby and seconded by Cynthia Hallford. There was no discussion. The motion to approve the minutes passed unanimously.

4. **Financial Reports:** Bryan Ford presented the financial reports for the period ending October 31, 2023.

- a. Total revenue was \$192,730 versus a YTD budget of \$195,396. Assessments remain about \$7,000 behind budget, however Sandy reported that with the recent sale of a property in November, she collected approximately \$2,600 in assessments, of which approximately \$2,200 were past due. It is likely that some amount of that had been written off in prior years, but some will be considered 2023 assessments. The 2024 assessments were also prepaid. Boat dock and truck/trailer space rentals are both nearly on budget. Other revenue categories are ahead of or on plan. In particular, Community Center rentals are \$1,700 versus a YTD budget of \$800 and a full year budget of \$900, reflecting higher usage.
- b. Total expenses were \$165,855 versus a YTD budget of \$164,682. There were no unusual expenses for the month. As previously reported, building repairs and maintenance expenses were \$11,594 related primarily to the repairs to the roof. Beaches, Parks & Grounds YTD expenses are below plan partly due to the deferral of adding more white sand this year. Community Center maintenance was \$4,473 due to repairs made earlier this year. Lake & Dam maintenance expense is below plan due to deferral of fish stocking.
- c. Balance sheet items are largely unchanged from prior months.
- d. A motion to accept the financials as presented was made by John Raffety and seconded by Cynthia Hallford. The motion to approve the financials as presented passed unanimously.

## 5. Old Business

### a. Grounds

- i. John Raffety reported that he rebuilt the gate frames and made other repairs to the West side dumpster. The older strap hinges are being compromised by people leaving the gate open as well as stress related to the wheels, which can get caught on the gravel. He recommends a new latch and hinges, which Sandy said we have the funds to pay for. Wayne is to replace the fence behind the job shop and plans to save some boards for John to replace some on the dumpster.

### b. Lake

- i. Mark and Bob met with Redeemers Group to review possible maintenance on the dam. With the recent rain, the water is over the spillway so the company was unable to complete their inspection. Bob plans to open the valve a bit to allow the water to drop to just below the spillway top. The firm will be back in a couple of weeks to do further assessments. We expect to know more about maintenance by the end of the year.

### c. Beach

- i. No report

### d. Park

- i. Bryan mentioned the potential of installing a monarch butterfly waystation. Erna and Gary Groth suggest installing at Freedom Park. Erna is looking into planting seeds for the appropriate flowers.
- ii. Bryan will be ordering parts to repair/replace the shuffleboard sticks that are damaged.

### e. Docks

- i. We discussed the replacement of the west side boat dock. Bob measured the three piers, which were roughly 85 feet in total length. (This is roughly half the size of the East boat dock length.) There was some discussion of adding length, but Sandy noted that we have not received any complaints from those renting the docks. We will ask David Patrick and Benny Conner for firm quotes.
- ii. Chris Fields had been contacted about staining the East side boat dock, but he mistakenly looked at the wrong dock so we will ask him to provide a quote on the East side.

### f. Neighborhood Watch

- i. No report.

### g. Website/IT

- i. The Complaint Form has been added to the website, and all forms are in PDF format.

### h. Community Center:

- i. The center is rented on December 9<sup>th</sup>.

### i. Security: No issues reported

### j. Other Open Topics:

- i. None


## 6. New Business: There was no new business

7. **Audience Q&A:** There were no questions from the three property owners in attendance.
8. There being no further business to discuss, Bryan Ford made a motion to adjourn the meeting; it was seconded by Sandy Irby. Bob adjourned the meeting at 9:30am. The next meeting will be held at 9:00am on December 16, 2023.



---

Bryan Ford, Secretary & Treasurer



---

Bobby Johnson, Vice President