

**SNOW LAKE SHORE PROPERTY OWNERS' CORPORATION**

Minutes of Regular Board Meeting

March 15, 2025

1. **Call to Order:** The meeting was called to order at 9:00am by John Raffety, President

2. **Roll Call:**

Attending

John Raffety, President

Robert Johnson, Vice President

Bryan Ford, Secretary & Treasurer

Shawn DeCrow

Sandy Irby

Cynthia Hallford

Larry Hively

David Lewis

Absent

Mark Parker

3. **Approval of Minutes:** Minutes of the regular board meeting dated February 15, 2025 were presented. A motion to approve as presented was made by Sandy Irby and seconded by Larry Hively. There was no additional discussion. The motion to approve the minutes passed unanimously.

4. **Financial Reports:** Bryan Ford presented the financial reports for the period ending February 28, 2025.

Financial Report

Total YTD unaudited revenue was \$147,426, which was ahead of the YTD budget of \$130,626. Assessments collected were \$140,778, ahead of the YTD budget of \$127,112. Some of the collections represented efforts to collect on past due accounts (referenced below). Boat dock rentals were \$3,920 versus a YTD budget of \$3,117. Truck/Trailer space rentals were \$205.50, below the YTD budget of \$396. Other income items are not budgeted, but included interest income of \$1,607, and \$350 from the sale of a parcel to a property owner that had been previously approved. Total expenses were \$26,170 versus a YTD budget of \$28,802. Favorable variances were from Beaches, Parks & Grounds, where \$1,500 has been budgeted YTD for sand; Contract Labor, where mowing has not yet begun. YTD net income was \$121,256 versus a YTD budget of \$101,824.

The balance sheet reflected total assets of \$707,206. Cash on hand of \$209,965 was comprised of \$57,187 in CDs, \$36,120 in the unplanned maintenance project savings account, \$116,638 in operating cash, and \$20 in petty cash. Receivables were \$58,127. Net fixed assets were \$439,114. Total liabilities were \$1,071 representing normal payables and accruals as well as \$720 in prepaid boat dock rental. Total equity for the Corporation was \$706,136.

A motion to accept the financials as presented was made by Cynthia Hallford and seconded by Shawn DeCrow. The motion to approve the financials as presented passed unanimously.



Bryan updated on efforts to reach out to property owners who were delinquent. A few had been reached and have since either paid in full or have agreed to a payment plan to become current. In some instances, the property owner is deceased. In most of those cases, a tax company has bought the tax lien for some of the years. In one case (lots 125-126), the property was to have been sold at a foreclosure sale. Bryan spoke with the agent who was hired by the mortgage company, who indicated that the sale was cancelled because of one of the tax liens on lot 125. Further, Bryan confirmed with our attorney, and shared with the agent, that our Covenants indicate that our lien survives even a foreclosure. That is positive for the Corporation. For certain other property owners, our attorney is to write a letter indicating we will pursue legal action against them for not having paid their assessments. They have been unresponsive to efforts to date.

We discussed the need to file a lien each year for any past due assessments so that we can increase our chance of collection in the event of foreclosure.

## 5. Old Business

- A. Grounds: Chris Fields stained the docks on the west side as well as around the front entrance to the office.
- B. Lake:
  - Sandy called the organization of dam owners, who suggested we join using the single membership plan, which is a lower cost, and then to share the password. She inquired whether other HOAs were members, to which they said yes. She also inquired about recommendations for coating the spillway. The person did not provide any but suggested that we initiate a chat with other members after joining.
  - We are wanting to have a contractor to look at the spillway to provide a recommendation on coating. We also talked about lowering it to do a visual inspection of the seam that was recently sealed. This would require lowering the lake to the lip of the spillway, about 6 inches. After much discussion about a time to do that which would be the least disruptive to property owners, we agreed to begin lowering next week.
  - The lock to the east boat ramp had been tampered with, but has since been replaced.
- C. Beach: No report.
- D. Parks: Equipment is occasionally not returned, causing the need for repair or replacement. New golf balls are desired as the others are looking older. Shawn will try removing two railroad timbers from the wooded area to replace rotted ones at the parking area by the pickleball court. The lock to tennis court is missing.
- E. Docks: As reported, Chris Fields stained the west side docks. John reported that the individual who had a johnboat tied in their slip by the east boat ramp has re-tied it appropriately.
- F. Security: No issues have been reported.
- G. Website/IT: No report.
- H. Community Center: There is one rental in March and one in May. The hot water does occasionally smell. We may choose to treat chemically or install a rod (property owner Greg Grant indicated he did this work).
- I. Other Open Topics:
  - John will call Southeastern Pond Management about conducting a lake study this year.
  - Bryan will contact an agency about the possibility for security for this year (Memorial Day through Labor Day).
  - John requested that he, Shawn and Cynthia regroup to discuss guest passes, as that topic was tabled last year.



- It was suggested that starting in 2026, boat stickers could be numbered so that we know that a property owner received stickers with specific numbers. This would prevent someone from obtaining stickers and giving them to someone who was not supposed to receive them – i.e., a friend or guest who places it on their boat to appear legitimate, or a property owner not in good standing.
  - Bob has been attempting to speak with our agent from McGriff Insurance about our liability policy (and others). The liability policy contains a reference to 312 townhomes – we do not know what that references, as we do not own that number. There is a theory that this dates back to when the Corporation owned a number of lots, but we no longer own them. The policy renews April 23<sup>rd</sup>. We are attempting to clarify what we own so that the coverage and premium can be correct. Bob reported that the all-perils deductible will increase from \$2,500 to \$5,000. Our building coverage increased to \$815,815.
1. **New Business**
    - Cynthia reported that CERT (Community Emergency Response Team) training will be held April 26<sup>th</sup> and 27<sup>th</sup> at the Fire Station. This is to train the Neighborhood Watch members, but she is extending this to the board members given the important position they serve for the community. Larry Cagel, CERT Program Trainer for the State of Mississippi will conduct the training.
  8. **Audience Q&A:** Greg Grant was in attendance. He asked about where he could meet the people running for Alderman for the Town. He was told about the Town meetings as well as to reference the emails sent by the Town, which he said he did receive.

There being no further business to discuss, Shawn DeCrow made a motion to adjourn the meeting; it was seconded by Cynthia Hallford. The meeting was adjourned. The next regular meeting will be held at 9:00am on April 19, 2025.

  
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John Raffety, President

  
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Bryan Ford, Treasurer