

**SNOW LAKE SHORE PROPERTY OWNERS' CORPORATION**

Minutes of Regular Board Meeting

February 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  
Larry Hively  
David Lewis  
Mark Parker

Absent

Cynthia Hallford

3. **Approval of Minutes:** Minutes of the regular board meeting dated January 18, 2025 were presented. A motion to approve as presented was made by Shawn DeCrow 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 January 31, 2025.

December Financial Report

Total YTD unaudited revenue was \$97,738, which was below the YTD budget of \$105,793. Assessments were \$93,374, below the YTD budget of \$102,610. Boat dock rentals were \$2,702 versus a YTD budget of \$2,787. Truck/Trailer space rentals were \$396. Total expenses were \$18,539 versus a YTD budget of \$18,773. Property taxes of \$10,439 comprised the majority of the expense for the month. YTD net income was \$79,199 versus a YTD budget of \$87,020.

The balance sheet reflected total assets of \$714,074. Cash on hand of \$167,943 was comprised of \$56,811 in CDs, \$35,770 in the unplanned maintenance project savings account, and \$75,341 in operating cash, and \$20 in petty cash. Receivables were \$107,017. Net fixed assets were \$439,114. Total liabilities were \$1,106 representing normal payables and accruals as well as \$720 in prepaid boat dock rental. Total equity for the Corporation was \$712,968.

A motion to accept the financials as presented was made by Sandy Irby and seconded by Bob Johnson. The motion to approve the financials as presented passed unanimously.

5. **Old Business**

A. Grounds: The Mississippi state flag is down as the rope needs to be replaced; it has been ordered. Flags are ordered from Walker Flags.

B. Lake: David Lewis reported that we had not yet joined the organization of dam owners, but we still plan to do so.

- C. Beach: The beach needs to be dragged. We did budget for 4 loads of sand to (a) add to the existing area and (b) expand towards Highway 4. We also budgeted to add railroad ties along the two sides. If we proceed, we will need to coordinate the timing for both the Community Center rentals as well as the Town, who has offered to help spread the sand. It was noted that the fire truck engine has been removed by the fire department for repairs.
- D. Parks: The birdbath in Friendship Park has been knocked over by stray dogs. Bryan plans to order shuffleboard parts to repair some of the sticks.
- E. Docks: John has walked the docks and no issues were reported. Chris Fields has the stain (already paid for) and will stain the West side docks for \$800 when the weather warms. We discussed the potential to add boat slips. Seven people are on the waiting list. Property owners prefer those near their homes, so placement of any new docks may or may not result in rentals. Regarding the pipeline area, the gas pipeline has tightened restrictions; they may grandfather in an existing dock repair but might not allow a new one. We have nothing budgeted this year.
- F. Security: No issues have been reported.
- G. Website/IT: No report.
- H. Community Center: There is one rental in March. Sandy will turn on the water on Monday.
- I. Other Open Topics:
- After discussion about the two dogs the Eldredge's continue to harbor, it was determined to send a letter to the Eldredge's notifying them that if the dogs are not removed within 15 days, a \$150 fine will be levied and access to common areas, including the lake, will be revoked. The fine will continue weekly until the dogs are removed. The letter will be hand delivered by the sheriff.
7. **New Business**
- The annual meeting is June 7<sup>th</sup>. The three board members up for reelection are Bryan Ford, Sandy Irby, and Bob Johnson. Potential board members have until April 7<sup>th</sup> to submit a self-nomination via certified mail, per the bylaws.
  - The property next to Nancy Love was discussed, and it was agreed to sell the lot to her for \$350 and to prepare a Quit Claim deed. A motion was made by David Lewis and seconded by Shawn DeCrow. The vote was unanimous.
8. **Audience Q&A**: There were no questions from the audience.

There being no further business to discuss, Shawn DeCrow made a motion to adjourn the meeting; it was seconded by Larry Hively. The meeting was adjourned at 10:37am. The next regular meeting will be held at 9:00am on March 15, 2025.

  
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John Raffety, President

  
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Bryan Ford, Treasurer