

SNOW LAKE SHORE PROPERTY OWNERS CORPORATION

Minutes of Regular Board Meeting

June 15, 2024

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

2. **Roll Call:**

Attending

John Raffety, President

Robert Johnson, Vice President

Bryan Ford, Secretary & Treasurer

Shawn DeCrow

Cynthia Hallford

Larry Hively

Sandy Irby

Mark Parker

3. **Approval of Minutes:** Minutes of the regular board meeting dated May 18, 2024 were presented. A motion to approve as presented was made by Shawn DeCrow 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 May 31, 2024.

Total revenue was \$180,753 versus an YTD budget of \$183,792. Assessments remain behind budget at \$171,729 versus a budget of \$177,550. Certain liens have been filed for 2024, and the Corporation will begin exploring foreclosure on delinquent properties. Boat dock and truck/trailer space rentals were \$4,985 versus an YTD budget of \$5,148. Total expenses were \$104,565 versus an YTD budget of \$100,020. During the month we incurred \$16,975 in expenses for the rebuild of the west side corporation docks. Other YTD expenses were largely in line with the budget. YTD net income for the year was \$76,188 versus a budget of \$83,773. It is anticipated that expenses will exceed the budgeted amount due to the unplanned replacement of the docks. Some of that expense will be defrayed with the pause of additional sand for the beach and fish restocking. The Unplanned Maintenance account will be used to help cover the shortfall.

The balance sheet reflected total assets of \$711,467. Cash on hand of \$198,396 was comprised of \$92,233 in CDs, \$23,286 in the unplanned maintenance project savings account, \$82,856 in the primary operating account, and \$20 in petty cash. Net fixed assets were \$439,114. Total liabilities were \$53,331 of which \$51,316 was unearned income (assessments collected), \$760 for boat dock rental deposit and the remainder normal payables and accruals. Total equity for the Corporation was \$658,137.

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

5. **Old Business**

A. Grounds: There was discussion about addressing the area next to the corporation dock where there is erosion. Broken concrete pieces were added to the void after the meeting, and we will

contact Wayne Tucker about gravel to help fill the space before adding dirt. It was also suggested that the Town may be able to provide some gravel to accomplish this. The hillside in Friendship Park is overgrown; this is due to dogs threatening our worker. The hillside will be addressed when possible.

- B. Lake: The water had been lower than normal, but Bob reported having turned the gate valve 10 turns last Wednesday which should raise the level. It has been hard to gauge given all of the recent rain. There was discussion about a possible rubber bladder over the spillway lip to help address the seepage.
- C. Beach: Growth in the beach area will be addressed, if it has not been already. In the past we had white sand delivered but we have not done that again this year due to budget needs, and the sand was generally in good shape. It does need to be tilled. To do that, the 4-wheeler needs repairing. We will contact Robert Tallie Jr. about this work.
- D. Parks: Josh Kelty has replaced the Freedom Park sign; it looks good. A bench in Friendship Park needs the top replaced or the bench removed.
- E. Docks: The west side docks have been replaced; all were extended 5 feet and any steps were removed. There was discussion about adding gravel in front of each pier due to erosion that is happening. We will contact Wayne Tucker; and the Town may be able to provide some gravel for the job. John reported having walked the rest of the corporation docks. Some need boards replacing or secured.
- F. Neighborhood Watch: The Bass Tournament was a success, raising \$768 versus \$602 last year. The potluck was moved to 1pm for better scheduling. Next year a second crew to cook fish is desired to help speed the serving of people. The fire department has a grant to offer free smoke detectors to homeowners who sign up. The fire department is required to install them. Property owners are asked to contact Harry Leuer or Cindy Brinkmeyer if interested.
- G. Website/IT: Mark continues to update the website; it looks good.
- H. Community Center: Rentals are continuing throughout the year. It is believed that a contractor backed into the railing going down to the community center, and it needs to be repaired. Sandy is to contact a welder about the repairs.
- I. Security: No issues reported. Bryan is to make inquiries about using a temp agency to hire a security guard since we have not been able to find one locally.
- J. Other Open Topics: New officers were elected in a meeting preceding the board meeting, as per the Bylaws. Those elected were John Raffety (President), Bob Johnson (Vice President) and Bryan Ford (Treasurer and Secretary). These three officers as well as the Office Manager (Sandy Irby) are included on all bank accounts, except that the Officer Manager does not have to be listed on the CDs. Sandy will obtain information to update the bank accounts.

5. New Business:

- a. Someone (likely a contractor) entered the wrong side of the East entrance and encountered a vehicle exiting the proper side. This caused the entering vehicle to run into and tear up the wood timbers at the entrance. They will need to be replaced. David Patrick has given an estimate; Larry Hively will obtain another.
- b. The Town has reported that the new well on the west side is installed. The pump house needs to be built. John has rebuilt the gates to the dumpster enclosure but it will need to be repaired again. The one on the east side also needs repairing. Pneumatic wheels are suggested versus the current hard rubber style.
- c. Bryan will inquire about obtaining bonds for the new officers now that they have been elected.

- d. Help will be needed to rehang the bulletin board in Friendship Park. Due to the poker run happening after the meeting, volunteers agreed to meet next Saturday to rehang it.
- e. John and Troy still plan on putting concrete around the cinderblocks at the bath house. The screen doors may need to be replaced in the future.
- f. There was discussion about revisiting the guest pass issuance as a follow up to a question raised by a property owner at the annual meeting. A committee that includes John, Cynthia and Shawn will revisit and report back to the board with their recommendations.

6. Audience Q&A:

- a. There was a question whether a guest pass was needed for family members in kayaks or a pontoon (with a proper sticker). The answer was that no guest pass was needed for that situation, but one would be needed if they were on the beach or in the parks. It was suggested that the committee reviewing the guest pass topic consider crafting written guidelines to help property owners understand when and where a pass was needed.
- b. A question arose about trees in the lake; there are 7 currently in the lake that have fallen from a property owner's land. Some cannot be seen and may pose a boating or swimming hazard. It was restated that removal was the responsibility of the property owner. A motion was made, seconded and passed to send letters to those property owners with trees down, asking that they remove the trees.
- c. Harry Leuer reminded everyone of the smoke detectors available from the fire department.
- d. There was a suggestion to add sack concrete to the areas where there was erosion by the corporation dock. It was also offered that the Town may be able to supply some gravel.

There being no further business to discuss, Bryan Ford made a motion to adjourn the meeting; it was seconded by Shawn DeCrow. John adjourned the meeting. The next regular meeting will be held at 9:00am on July 20, 2024.



Bryan Ford, Secretary & Treasurer



John Raffety, President