

SCC POA 2022 ANNUAL MEETING MINUTES

OCTOBER 22, 2022

Meeting called to order at 11:05 am by Don Overton, President

Quorum was established.

Directors present: Don Overton, President

Jon Wolfe, Vice President

TJ Payne, Secretary

Alice Keel, Treasurer

Agenda was presented and approved.

President's Report by Don Overton:

Don reported that it has been a positive and productive year. There have been multiple property sales, cabins are being built and the lodge and pool were used often. Dogwood Lane has been paved and drainage work was done on Silver Creek Lane. We have one last drainage project on Silver Creek Lane this year that should greatly help the water issues there. It is now time to focus on lodge renovations for 2023.

Treasurer's Report by Alice Keel:

Paving on Dogwood Lane was a major project and the community spent \$17,000 there. \$10,000 to date has been spent on Silver Creek Lane, but there is more work to be done on that drainage issue before the end of the year. We have gravel scheduled to be hauled to entire mountain before winter.

General fund as of today has \$6,646.

Water fund as of today has \$5,640.

The P&L to date for 2022 has been passed out and will be posted on the website along with the Budget Proposal for 2023.

Major line items on the budget proposal are lodge renovations and road maintenance.

New Business:

We have received estimates from two different local contractors to date.

There were three options presented regarding lodge renovations:

1. \$126,000 for full reno inside and out with landscaping and underpinning.

2. \$82,000 for interior and exterior renovation.
3. \$63,000 for interior renovation only.

It was discussed that the siding is deteriorating and there are horrible weak places in the floors. We have band aided several places in the floors to allow us to get through the summer, but interior and exterior renovations are needed. We have no option to delay. This work needs to be done by spring of 2023 or we won't be able to use the lodge.

\$33,000 was budgeted for lodge renovations and two assessments of \$100 each would generate approximately \$22,000. It was discussed that we could move money from road maintenance to help with deficit, but it was agreed that was not a prudent idea. Second option is to seek a \$25,000 loan using the lodge as collateral to cover the needed funds.

It was agreed that we would work with the contractor to dial in and trim the estimates a bit and see what the bank offers us and have a meeting in February to finalize details.

Discussion was held about the issue of large delivery trucks coming up the mountain. It was stressed that any building being done above Dogwood Lane that deliveries need to come in the back gate. It was also discussed that it would be helpful for property owners or a representative meet delivery truck at the gate to escort them into the community.

Regular road maintenance is a must not just repair work. Dennis will be working the roads weekly to try to keep them more maintained.

Announcement of new board members: Troy Walton, Alice Keel, Jon Wolfe.

Meeting was adjourned at 12:00 with a motion by Lonnie Edwards and seconded by Mike Langdon.