

SPANISH LAKES GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS/DISPUTE COMMITTEE MEETING
January 28, 2022

Call to order and Attendance

The meeting was called to order at 9:00 A.M. in the Library. Present: Bill Neal, Susan George, Doreen Van Buren, Sandi Pierce, Ernie George and Fran Neal.

1. Upcoming Events

- Speaker at next meeting – Our speaker did not show up at the January meeting. He apologized for forgetting the commitment and will be speaking at the 2/3 meeting. Sandi left a message for a person at the city outreach program. Other possibilities include the engineer Sandi has been in touch with about the egress, someone from the Office/Council on Aging, Animal Control, Park Service/DNR, Humane Society. Bill will contact the Office on Aging for the March meeting.

2. Committees

- Fundraising
 - a) The Grille – Up and running and doing well. Susan gave Doreen the \$72 petty cash used at start-up and reported that in the first 2 weeks we have taken in \$314.25 and spent \$451. The initial outlay was significant but we are gradually getting out of the red. It's a learning experience and we're trying to plan specials to take advantage of bargains. Bill said that people have said the food is fabulous. Fran said Jeanne Hebert is interested in making some dishes for us. That will be greatly appreciated. The menu is posted on the website and we'd like to post the specials for the whole week, not just for our days. Most days the Grille can be managed with 4 people, but it would be better to have a 5th person for the peak time. We would like to begin bringing the orders to customers. Sandi will bring a tray. We will need help on 2/21. Donna Poscich agreed to fill in that day.
 - b) Holiday Mixer – Susan still has to complete the accounting. Initial numbers are \$395 spent on food which came to \$5.27 p/p. That doesn't include the cost of decorations. With ticket sales plus the 50/50 and basket raffles we hope it will be close to break-even. Had we charged more than \$5 we would have done great, but it's OK as it was a bit of a holiday "gift" for everyone.
 - c) Pool Party – It will be on 2/13. Because we have the Pool Party outside on a Sunday, we have to do the setup. That includes putting up canopies, setting out tables, chairs and our audio, and decorating. That means we'll need a good deal of help from members, so we need to get volunteers at the general meeting on 2/3. Last time we hired 2 of the maintenance staff to help us. Ernie will talk with Patti about getting the canopies set out. Agreed we will do tickets sales on Monday 2/7 from 2-3 pm and Tuesday 2/8 from 6-7 pm. We'll have assigned tables as it seems to work better. There will be a Pool Party Committee meeting on Friday 2/4 at 1:30pm.
- Nominating – We still need a Vice President. Bill has an idea for someone to run for VP but needs to discuss it with them.

3. Old Business

- a) Bank account access – Bill now has access to the account.
- b) On-site file storage – There are closets in the library that are locked so we don't know if there is storage room in there. Susan said we could just put things in a locking file cabinet placed in the library. Bill will follow-up with Patti on the file cabinet and the compound over in the storage unit on Montilla.

- c) FMO – Bill has been unable to do the application online. All filled out the forms. Bill will mail the forms and payment.

4. New Business

- Items for Wynne meeting - See attached list
- Dispute items for discussion
 - i. New statement of dispute – Canvassing is divided by 41 “streets,” so we need 41 people to canvas. We only have 33 streets assigned right now. Only 6 canvassers have reported so far. While Bill is hearing about some reluctance to sign, so far 72 out of 126 have signed which is 57.1%. We are about 1/3 of the way to our goal.
 - ii. Question asked as to the deadline for the SODs. Bill said we’ll find out when we have our Zoom meeting with Atty. Burandt on Thursday 2/10 at 1:30. We do know that each park’s mediation will be separate.
 - iii. Preparation for mediation – Bill has been putting together data about costs to run the park compared to revenue from lot rents. Regarding rent increases, it says in the Prospectus that the rent increase can’t be more than the CPI. Had that rule been followed over the past 10 years, the rent would have increased by 18.7%, yet the actual increase levied is 28.9%.
 - iv. Maintenance issues – We have an extensive list of issues with details. Ernie shared that John K (our prior recreation director and current recreation director at Fairways) was here doing a corporate safety inspection. He took pictures of the bridge rails on the golf course, the sidewalk by Bocce, checked all the chairs and loungers.
 - v. Barriers to selling house – A homeowner told Susan that she had difficulty getting approval for a buyer and her house sale fell through. We know that financial information is immediately available. Bill will contact the police department to find out how long it takes to run a criminal background check. Bill said that nowhere is it written down that the park owners can tell you who you can sell your house to. Owners who aren’t able to sell readily are sometimes just giving the house to the Wynne’s. Approval for those buying a Wynne home is generally very rapid while approval for private sales takes a long time. We need more data on this. We can check with new residents to see how long their approval process took. Also the cost of the approval process (\$100) is excessive.

b. Other New Business

- i. Sandi reported that current membership is currently 223 so the quorum at the upcoming annual meeting will be 56.
- ii. Can renters be members? No per the bylaws
- iii. Susan reported that she posted the proxy form to the website. Since we’re running unopposed voting is not a big issue.
- iv. Ernie noted that the TV over the desk is not operational because the laptop they used died.

Adjournment - Meeting adjourned at 10:30 A.M. The next BOD meeting will be on 2/25/22 @ 9 AM.

Respectfully Submitted,

Susan George, HOA Secretary

2/22/2022

