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SHILOA BOARD OF DIRECTOR MEETING	
DATE	JULY 13,2024
TIME	10:00 am
MEETING CALLED TO ORDEER BY	Alex Stewart, President

IN ATTENDANCE : ALEX STEWART, PRESIDENT - ROSE CARPENTER, VP – KATE CONRADT, VP COMMUNICATIONS
Roger Brown, VP Roads – Jody Brown VP Common Facilities – Roseanna Mordosovitch, Secretary – Bob Steele, Treasurer. These along with approximately 21 members and guests. Alex asked that all members please sign the sheet to be recorded.

APPROVAL OF MINUTES:

May and June minutes had not been approved although May minutes had been posted by Rick I.

REPORTS:

President’s Report

- *Board Introductions as noted above
- *Described how the meeting was going to be run and to please hold all questions /comments to the end of the meeting for the open forum.
- *Agenda the board would like to accomplish for the next year.
 - we want to bring SHILOA into today's day and age
 - want to have an online system that works for everyone
 - communications system that works for everyone
 - online dues payment option
- * Spongey moth update
 - Not a board facilitated activity. It is up to the lot owners themselves if they wish to have their lots sprayed.
- * Unfinished board business brought by the previous SHLOA board of directors to remove Jody Brown from the board.
 - Executed for violation of the restrictive convenience and breaking bylaws by operating a commercial business out of her residence. Removed from board by a vote of 4 for and 3 against the removal. Jody asked for the proof and was given the information. She stated that she is not operating a business from her home.

Vice President

*Legal issues in process

- round house on Tanager has been demolished, left attorney know.
- need to follow up on the cease-and-desist letter to the person living in the shed on Maverick
- working on locating and organizing previously approved resolutions for the bylaws which will be added to our website along with the bylaws and covenants.
- petition for removal of Rick I. Lawyer stated that since Rick stepped down without reviewing it that nothing can be done. Steve Kershner stated he is the one with the petition and signatures and it does not get to be viewed due to it not being executed.

Treasure

- *Has sent out the third and final invoice notice's (106 lot owners)
- *Approximately 75,000 dollars in outstanding dues. (Combination of 2024 and previous years)
- *The need to determine payment options, set limits and next steps.
- * The need and how to update the records of addresses / phone numbers.
- * Discussion on 911 addresses versus real addresses verses mailing addresses.
- * Privacy law what information allowed to have?

VP Roads

- *Road maintenance done previously
- *Culverts that need replaced
- *Has pricing from MRB/Sons. 10,300 – 15,000 Copies of estaments given to Bob.
- *Invoice turned in for trash removal from the lake.
- *Discussion on what to do going forward about the common facility trash.
- *Invoice for mowing, Jody messaged Bob, charged for mowing that was not done, Bob said he would take care of it.
- *Sign replacement update. Insurance, police report, update sign, location. (4700 dollars to replace as it was) further discussion needed.

Common Facilities

- *Community events, the board is looking at our insurance and looking into updating it to allow for events that are advertised to the public.
- *Ballfield is designated as a hello pad, limiting what we can do to it.
- *Waivers needing signed for use of the pavilion.

VP Communications

- *She has been remiss on updating the website, getting a user error on trying to get in.
- *She is looking at options for sending out the newsletter, perhaps MailChimp or another free option. We will continue to email from Yahoo for now.

Secretary

- *Went over items that are needed to do the secre

tary position (keys to mailboxes, key to storage, list of names and addresses)

- *Inventory of the storage unit needs done. Don't have previous inventory list
- *Goal is to take from new board day one and move forward to make it right.
- *Cleaning of storage unit. What needs to be kept and what can be disposed of?
- * Starting of using a new thumb drive to divide previous years information.
- * Meeting notes for May and June not approved.

Open Forum

*Renea asked if we are required to have a sign. If not, then do we need to vote on whether to replace it or not.

*Renea also stated that she liked the minutes being on the website for those that cannot attend.

*Dave was looking for more information on the building that was torn down on Tanager. Rose informed him that it was done due to legal action, and she informed the lawyer it had been completed.

*Bryan wanted to know how we retrieve monies owed to us and exactly how far back people owe?

*Roseanna stated we need to set the time limit or dollar amount for placing liens on properties.

*Thompson said she keeps getting notices after payment has been made.

*June volunteered to help clean out the storage unit and we asked if she could along with what needs retained.

* Roseanna brought up Airbnb's, Rose is still working with the Lawer on the issue.

* ? Asked about road maintenance help from the state since there is public access. There were told about the agreement when the developers built.

* Dave lost his lake pass wanted to know how to get a new one.

* No parking Signs at the end Audabon , (goes onto Sleepy Creek)

*Roger dust control? Cost 92,000 dollars.

*? Thank the board and think we will do good things

* Rick stated that bylaws were broken, we stated we will do better.

Adjournment

11:38 Meeting Adjourned