

# SIP HOA Board Meeting Minutes

26 July@ 9AM Virtually

## Agenda

1. 09:00- President/Call to Order
2. Board Quorum
3. Old Business
  - a. Detailed Treasurer Report to include April. **Teddy/ First Service Residential**

Samantha will gather details to brief Board on another change to the monthly FSR financial reporting page.

- a. Detailed Delinquent Accounts Status. **First Service Residential/Kevin**

Paige the SIP attorney is taking aggressive action against SIP members who have not paid anything in the last few years and will foreclose on properties not paid in full.

- b. Detailed Status of Docks Report. **Kevin**

SIP is developing a new financing plan to present to a local bank in order to start Phase 1 of the dock project.

- c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us.

- a. Lot closing. **Toni** SIP sold a lot in the HOA inventory only one lot remains.

Housing Market is slowing but there is little inventory in the area. Lowest priced lot in SIP is 49,000. **Toni/The Litchfield Company**

- d. Detailed report on landscaping and maintenance of SIP. **FSR**

- a. Irrigation system. Enclosure for irrigation pump and equipment/ Clock controller. **Kevin/ FSR** Board voted to keep the current enclosure around the irrigation system. The enclosure has been painted and landscaped. Working on a new irrigation clock.

- b. Landscaping contract/MAR. **Kevin**

In-progress

- c. Pond Spillway & Sink holes. **Kevin/Sanders**

In-progress

- d. Quarterly Landscaping Report. **FSR**  
  - First week in August
- e. Detailed report on the Clubhouse and Pool area. **FSR**
  - a. Pool status/Rest Rooms. **FSR**  
    - OK**
  - b. Clubhouse & pool locks. **FSR/Frank/Ellen**  
    - Board voted to install new clubhouse and pool locks using a Fob system tied to each SIP member
  - c. Fitness Room & TVs.' **FSR/Ellen**  
    - Board will obtain prices for new TV's in Clubhouse
  - d. Security. **FSR/Ellen/Frank**  
    - Frank has taken the lead role for security at SIP and will work with Samantha.
  - e. Power washing status. **FSR**  
    - Gatehouse and more pressure washing around clubhouse are needed. Samantha will arrange.
  - f. HVAC Leak and systems. **FSR**  
    - Samantha will provide data to the Board.
- f. Lot signs update. **FSR/Toni**  
  - Issue resolved.
- g. Mail Boxes **FSR**  
  - Board signed 40,000.00 contract to install mailboxes for SIP as demanded by USPS.
- h. ARB Committee Report. **Toni**  
  - Builders are still making inquiries and ARB approved one new lot plan since last meeting.
- i. Status of Dowling Homes. **Teddy**
- j. Golf Cart. **Teddy/FSR**  
  - Golf cart will be sold to Teddy as he offered the most money.

k. SIP Fence & Clubhouse Power Washing Status. **FSR**

l. Construction materials from builders' cleanup. **FSR**

**FSR will send a letter to all contractors**

m. New Business/Adjournment. **Kevin**