

# SIP HOA Board Meeting Minutes

## 29 AUG @ 9AM Virtual

1. 09:00- President/Call to Order
2. Board Quorum (Kevin, Lisa, Frank; Teddy & Ellen absent)
3. Old Business
  - a. Detailed Treasurer Report to include April. **First Service Residential/Teddy**
    - a. Detailed Delinquent Accounts Status. **First Service Residential/Kevin**

FSR will provide the Board a better explanation of the new monthly financial report. Paige, HOA attorney is proceeding to foreclosure proceedings for those lot owners failing to respond to the SIP letter she sent out. To date Paige's action have resulted in over 30,000 of past HOA fees being paid.
  - b. Detailed Status of Docks Report. **Kevin**

On advice from financial advisor SIP has significantly reduced owed HOA fees and will be applying to local bank, in the next six weeks, for a loan to start construction of the dock system which will be broken into phases. There is no plan to increase HOA dues or have a special assessment for this purpose.
  - c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/The Litchfield Company. (absent)**
  - d. Detailed report on landscaping and maintenance of SIP. **FSR**
    - a. Irrigation system. Clock controller. **Kevin/FSR**

Moore Bros working on getting a new controller for system.
    - b. Landscaping contract. **Kevin**

**Still working with Moore Bros after new guidance from Board.**
    - c. Pond Spillway. **Kevin**

Put off inspection until NOV.
    - d. Quarterly Landscaping Report. **FSR**
    - e. **Inspection delayed until 30 AUG.**
  - e. Detailed report on the Clubhouse and Pool area. **FSR**

- a. Pool status/Rest Rooms. **FSR**

OK

- b. Clubhouse & pool locks. **FSR/Frank/Ellen**

Working to install FOB system for clubhouse and pool.

- c. Clubhouse TVs.' **FSR/Ellen**

Ellen absent

- d. Security Gates. **FSR/Ellen/Frank**

Security company servicing gates and still waiting for parts on back gate.

- e. Power washing status. **FSR**

Awaiting date to power wash Gatehouse and entire Clubhouse.

- f. HVAC Leak repair status. **FSR**

Repair work to start next week.

- f. Mail Boxes Status **FSR**

Awaiting date for start from contractor.

ARB Committee Report. **Toni** (absent)

- g. Status of Dowling Homes. **Teddy** (absent)

- h. Golf Cart Status. **Teddy/FSR**

Teddy was the highest bidder at 2000. Needs to pay and pick up cart.

- i. SIP Fence Status. **FSR**

Awaiting more bids to repair fence from auto-accident. Board voted to fix fence ASAP while awaiting insurance payment from at fault driver's insurance.

- j. Construction materials from builders' cleanup letter? **FSR**

FSR to mail out letter.

- k. New Proposed SIP Fees/ 23 HOA Fee **Kevin**

Board considering small increase in HOA fee due to inflation (not more than 3.5%) for FY 23 and a one-time capitol assessment fee for new buyers only (not more than 500 dollars). Also

under consideration is a transfer fee for sellers only (500 dollars). Both the transfer fee and capitol assessment fees were recommended by a financial advisor.

- I. New Business/Adjournment. **Kevin**