

# SIP HOA Board Meeting

## 14 OCT @ 11 AM Clubhouse

### Minute's

1. 09:00- President/Call to Order
2. Board Quorum **All Board Members Present**
3. Old Business
  - a. Detailed Treasurer Report to include SEP. **First Service Residential/Teddy** Kevin asked that someone who know the new FSR Financial Statement Explain and answer questions.
    - a. Detailed Delinquent Accounts Status. **First Service Residential/Kevin** Much success in this area since Paige, HOA attorney, took over responsibility in this area after the Board took delinquent accounts away from FSR. SIP has cut in half delinquent accounts and is foreclosing on one handful of accounts not paying.
    - b. 2023 Budget. **Kevin**
    - c. 2023 HOA Fee. **Kevin** Board voted to increase HOA fees \$15 a month to 165 a month due to increased costs.
    - d. Legal Status of New SIP Fees. **Kevin** Paige stated that a \$500 transfer fee paid by the seller and a 500 capital improvement fee paid by the buyer could not be imposed unless the by-laws and covenants are change and approved by the membership. Paige recommends these fees as most HOAs have them. She will draw up the paperwork for a vote by the membership at the annual meeting.
  - b. Detailed Status of Docks Report. **Kevin** Meeting with a Financial Institution in the next few months to securing financing so dock construction can start in 2023.
  - c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/The Litchfield Company** Toni was absent. Lisa gave the Board a briefing on the Real Estate Market.
  - d. Detailed report on landscaping and maintenance of SIP. **FSR** See landscaping report on website.
    - a. Irrigation system. Clock controller. **Kevin/FSR** It was determined by Sullivan Irrigation Company that a new Controller is needed. The cost will be 5000-6000 depending on how good current wiring is. The Board voted to approve the quote.

- b. Landscaping contract. **Kevin** New 5 year contract with Moore Brothers at current price is being worked on by Paige.
- c. Pond Spillway. **Kevin** Still working issue.
- e. Detailed report on the Clubhouse and Pool area. **FSR**
  - a. Pool status/Rest Rooms. Pool Closure. **FSR** Pool closed by Board for the season. Rest Room cleaning schedule adjusted until pool opens again.
  - b. Clubhouse & pool locks. **FSR/Frank/Ellen** New passcodes that will be the same for all gates, clubhouse, and pool being worked on by the Board.
  - c. Clubhouse TVs.' **FSR/Ellen** Board approve purchase of new TVs in the clubhouse other were 18 years old and not smart TVs.
  - d. Security Gates. **FSR/Frank** Back gate should be fixed in two weeks as parts have arrived.
  - e. Power washing status. Clubhouse & pool. **FSR** Finished
  - f. Clubhouse repair (cost?) **FSR** \$300
- f. Mail Boxes Status **FSR** For some reason FSR never paid the bill, told them to pay the bill.
- g. ARB Committee Report. **Toni** Beverly Homes working with ARB to meet SIP standards
- h. Status of Dowling Homes. **Teddy** Steady business.
- i. Golf Cart Status. **Teddy/FSR** Teddy has paid the 2000 and taken control of cart.
- j. SIP Fence Status. **FSR/Frank** Due to hard work by Frank SIP received money from insurance company from the auto accident. Bob Rice has repaired all SIP fencing issues at no labor cost to SIP. Thank you Bob.
- k. SIP Facebook Page. **Kevin** Current Facebook Editor will continue for now.
- l. New Business/Adjournment. **Kevin**

**LUNCH**