Sugar Valley Lakes Homes Association, INC

# MINUTES - Board of Directors Meeting

## September 22, 2018 at 1:00 PM – Sugar Valley Club House

## Chairman Otto called meeting to order and led in Pledge of Allegiance. Laporte gave Invocation. Board member Lance absent.

## Minutes of 8/16/18 approved motion by StClair-Hays and second by Jackson.

## Manager’s Report by Association Manager – Morrell

**2018-09-22 Association Manager’s Report**

**ADMINISTRATION**

Closed Swimming Pool for the season after Labor Day weekend.

Pool will need some repairs and patching in preparation for next year.

Had some stomach flu of members during the LD weekend. No conclusive evidence it was due to bad lake water, as some suggested.

Had first legal enquiry of Rod Hoffman. Charge was $90 for .30 hours of work.

Rural Water District will soon report on level of interest in expanded service to SVL.

Heartland Electric cutting brush at SVL during Fall months.

Mowing side roads and other common properties continue.

Gravel continues to be spread at HVL and to a lesser extent at SVL. Budgeted funds for the year almost exhausted

Water vegetation continues to be a concern. Had follow-up visit on 8/14/18 with an aquatic vegetation application vendor from DeSoto, KS assess the SV lakes. Still awaiting his written report and abatement proposal Construction worker Curtis Peters died on the job at Plot 2 L 51.

**HR**

Justin McConnel of SVL ended his employment.

Continued Saturday hours at administrative offices at SVL – AUG collected 6,206.18 on past due assessments compared to just over $2000.00 in AUG of 2017. YDT we have collected 77% of member annnual dues.

Earl Capp will work part time at HVL as a maintenance worker and will be trained to operate the road maintainer.

**PR**

Held 6 successful golf tournaments since last report.

Will hold two more tourneys to close out the Fall.

Had successful SVL pig roast on SEPT 15.

**$$**

Got estimate for roof repair at HVL - $10,000.00.

SVL and HVL foreclosures still not yet completed.

Started to use F&M line of credit for the 8th straight year to get us through this fiscal year.

Budget report is in the meeting documents package.

## Committee reports: Recreation, Publicity, Audit, Beautification, Architecture - no reports

## Old Business

## Motion: 2019 Board Meetings as listed below approved on motion by LaPorte and second by StClair Hays.

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| --- | --- | --- | --- | --- |
| **2019** |  |  |  |  |
| **17-Jan** | **Thursday** | **SVL** | **6:30 PM** | **Regular** |
| **26-Jan** | **Saturday** | **SVL** | **9:00 AM** | **ANNUAL** |
| **14-Feb** | **Thursday** | **HVL** | **6:30 PM** | **Regular** |
| **14-Mar** | **Thursday** | **SVL** | **6:30 PM** | **Regular** |
| **20-Apr** | **Saturday** | **HVL** | **1:00 PM** | **Regular** |
| **16-May** | **Thursday** | **SVL** | **6:30 PM** | **Regular** |
| **20-Jun** | **Thursday** | **HVL** | **6:30 PM** | **Regular** |
| **18-Jul** | **Thursday** | **SVL** | **6:30 PM** | **Regular** |
| **15-Aug** | **Thursday** | **HVL** | **6:30 PM** | **Regular** |
| **21-Sep** | **Saturday** | **SVL** | **1:00 PM** | **Regular** |
| **17-Oct** | **Thursday** | **HVL** | **6:30 PM** | **Regular** |
| **14-Nov** | **Thursday** | **SVL** | **6:30 PM** | **Regular** |
| **19-Dec** | **Thursday** | **HVL** | **6:30 PM** | **Regular** |

## New Business:

## Motion: Approve no meeting in December moved by Jackson, seconded by Laporte and passed.

## Motion: Approve call for Board nominations moved by LaPorte, seconded by St Clair Hays and passed.

## Motion: Approve ARCH Committee Selection Process moved by LaPorte, seconded by StClair Hays. RCM will send request for letters of interest, a review committee will be appointed, review committee will consider and report candidate’s strengths and weaknesses, Board will appoint members.

## First Reading: Sandy Sands proposal deferred to future meeting.

## Discussion: Balancing the Budget. Morrell asked Board to consider a future special assessment to eliminate need for bank provided line-of-credit and to pay off existing loans for capital improvements.

## Third Reading: Consider 2019 Fines and Fees Schedule as revised and stated below. There were a few clarification questions but no calls for revision.

**Fines for SVL Violations of Restrictions, Covenants, Reservations, or other Rules Properly Promulgated and Published.**

**PREAMBLE:** Article III, Section 1. n. of the Sugar Valley Lakes Homes ASSC. INC, states that the Association may prosecute by law or in equity (other remedies; often monetary) to prevent or address a violation or to account for damages.

**VIOLATIONS: May be reported by members, guests or staff. Staff will address a properly filed report of violations of SVL Restrictions, Covenants and Reservations, or other rules properly promulgated and published by SVL.**

**Step # 1:** Notify member by letter or other effective communication medium of an alleged violation and a request to address the violation and come into compliance. To insure due process, if a member disagrees with the violation charge he or she may request an impartial hearing of his or her member peers. Hearing requests must be made in writing within 14 days of the date of the first letter or communication. Decisions of the hearing board are the final determination by SVL.

**Step #2:** If after 14 days the validity of the ‘Step #1’ violation charge has not been challenged or it has not been fixed by the member, a second notification is sent regarding the violation and the request for redress within the next 14 days.

**Step #3:** If after ‘Step #2’ process deadline has passed and the member still is not in compliance, a communication is sent and SVL may levy a fine or other action against the member. The fine will be immediately posted to the member’s annual assessment. The fine will be due and payable within thirty days after it has been posted. If the violation is not resolved and the fine not paid the member will be considered a repeat offender. Each ensuing incremental month shall constitute a repeat offence if the violation is not resolved.

If the adjudicated situation also violates county code or state statutes appropriate enforcement officers are contacted, reports made and then they will be asked to help intervene and bring the member into compliance.

**REPEAT OFFENDERS – those whom do not come into compliance. Repeats are in 30-day increments.**

$00 First and second notification of offense and owner compliance within 30 days.

$100 Subsequent and repeat offense - 3rd time.

$250 Subsequent and repeat offense - 4th time.

$500 Subsequent and repeat offense - 5th or more times. Additionally, SVL may file a civil suit to enforce compliance.

**Fines for operator violations occurring on Association roads, side roads, lakes, common property and other areas where vehicles or vessels may traverse, be parked or stored.**

$100 First offense.

$200 Second offense in a 365-day period.

$300 Third offense in a 365-day period.

$400 Forth or more offenses in a 365-day period - privileges are indefinitely suspended.

$1000 Driving on Association roads or properties while suspended by the Association.

1. Open Forum – Spent several minutes listening to member concerns and responding to questions mainly about the revised fee proposal and other issues about fund raising and aqua vegetation among other issues.

## Adjourned on motion by St.Clair-Hays and second by Jackson at 2:36 PM.