Sugar Valley Lake Homes Assoc., Inc.

Board of Directors Meeting

October 21, 2021 @ 6:30pm - Hidden Valley Lake Clubhouse

Call to Order: 6:30 pm by Eastwood

Present: Eastwood, Iverson, Lance, Schnabel, Zyla, Spencer – Manager

Pledge of Allegiance: Led by Eastwood

Invocation: Given by Spencer

Minutes from Previous Meeting:

* Lance motioned to approve August 2021 minutes as written. Schnabel seconded the motion. Motion carried. There was NO September meeting – due to an emergency.

Bills for month of September 2021:

* Iverson motioned to approve bills. Lance seconded the motion. Motion carried.

Financial Report:

* Iverson gave the report. Snack bar is down. Tank pumps and golf course are doing well. Lots sales are $68,000 +. Administrative, security and pool are all under budget.

Manager’s Report:

* Loose dogs and speeders are big problems at both lakes.
* Code violation letters will begin going out after November 1st, 2021. There are 3 options for violations: 1) Correct violation 2) Contact board & get a time line to correct 3) Request a hearing before the board. Letters will be sent by certified mail.
* Hood to be installed November 8th at the kitchen at SVL. Then Keller will put in the fire suppression. And then the volunteers will be back in to finish it up.

Old Business:

* Dave Eastwood is aware of vegetation in the lakes. Earl Capp is working on this without much luck. He will try to get phone numbers & send out more emails.
* Campers on building lots after October 31st  - Rules & covenants state they need to be removed after October 31st until April 1st. Tim O’Neal -Architectural Committee – said this is an old issue they (the committee) have to abide by the convenants & restrictions, rules & regulations. They gave a winter permit proposal to the board with recommendations. Maybe issue a permit for winter storage as long as lot is kept clean & neat.

Opened for discussion – Iverson suggested to table it until next meeting at

SVL.

Executive Session:

* Eastwood motioned to go into executive session for 5 minutes to discuss personnel. Iverson seconded the motion. Motion carried. When they reconvened, Iverson made a motion to increase Spencer’s salary 8%. Zyla seconded the motion. Motion carried.
* Schnabel motioned to go into a second executive session for 10 mins or less. Iverson seconded the motion. Motion carried. Eastwood discussed the new attorney. When they reconvened, Iverson made a motion for Steve to work with new attorney on covenants & restrictions. Schnabel seconded the motion. Motion carried.

Open Forum:

* Reed Childers of SVL questioned when fine structure will start, Spencer said November 1st 2021.
* Greg Gwen of SVL questioned about food prices, Spencer said food prices will raise after construction is complete.
* Candace Sweet of SVL questioned how to notify of lot violations, Spencer said to send him an email, pictures and any other resources and violators will be notified by certified mail.

New Business:

* Assessments for 2022 - THE CPI for Sept 20th – Sept 21st , 2021 is 5.4%. It would raise our assessments $10.00. Iverson motioned to raise assessments for 2022 to $10.00. Schnabel seconded the motion. Motion carried.

Committee Reports:

* Audit Committee –Went over May to August 2021 bank statements, transaction detail, P & L statement, all deposits & misc items – No Discrepancies. Iverson made a recommendation that all tank pumps are to be COD. If a lot owner has a balance – all arrears must be paid and then future tank pumps will be payable in advance.
* HVL Recreational Committee & Lakes Committee – No report at this time.
* Architectural Committee – When houses are being built w/o holding tanks or are not using new material the committee has no authority to do anything. But they have issued permits for 14 new homes & 28 holding tanks.
* SVL Recreational Committee – They are having a hayride on October 23rd at the SVL campground. And they are having a meeting on October 30th.

Meeting Adjourned:

* Schnabel motioned to adjourn at 8:10pm. Iverson seconded the motion. Motion carried.