

# Swan Lake Estates Board Meeting Minutes

September 12, 2023

**Members Present:** Donna Richards, Bart Loftis, Frank Scott, Don Newton, Michelle Ladner, Karol Musslewhite, Juliane Wyatt. **Absent:** Scott Smith, Philip Ward

- I. Call to Order- 6:02
- II. Donna- Introduction and updates:
  - i. Enter into September minutes of BOD's email voting:
    - Member #1 Judgement Agreement *Donna reminded us we voted to accept via email on August 14, 2023. 6 for, 1 abstained, 2 not voted.*
    - Fountain Painting Bid Update *August 29, 2023 BOD voted Via email to accept Rob Morrison of Diversified Solutions for this. (7 voted for, 2 no votes) He will also provide a bid to finish the pier.*
  - ii. Jamie Knipper withdrew as HOA Project Manager. *Karol asked if we have another person in mind and guidelines for the position. There is no one available yet.*
  - iii. *Additionally, Michelle asked if there is an update on Foreclosed house in SLE. Not at this time. Frank requested that all money to DDKF to be finalized by end of 2023. Donna received a call from a realtor asking for permission of client purchasing a house in SLE, to place a temporary storage pod in driveway. Donna gave permission.*
- III. Approve August BOD meeting minutes and Special Budget meeting minutes (August 31): *Juliane made the motion to accept both sets of minutes, Karol 2<sup>nd</sup>, all approved.*
- IV. SPC – Update: *Dottie Machen resigned from committee.*
- V. Oversight Committee: *How and when to seek members-table for October or November meeting. All present agreed to this.*
- VI. 2024 Budget Discussion: *Frank requested Juliane to email reserve numbers from Jeff Wyatt to develop the budget. \*Juliane asked if insurance needs to be updated for the acquired land and lake. \*Bart asked if information was obtained regarding the value of properties if pool is closed. Donna charged Michelle to ask Kristy Young to give a range for this. \*Michelle asked Frank for Social Committee budget for 2024. She will give Frank an estimation of 2024 expenses. Donna and Juliane will provide technology costs, and information to create line graphs for 3<sup>rd</sup> Quarter Meeting. \*Bart said he will be done with budgeted amount by end of 2023 for sports court renovation.*
- VII. Committee Reports
  - a. Treasury Report – Frank Scott. *No new revenue, expenses are normal, except that landscaping increased \$300. Through August, we are in the black \$41,000. Don asked if Sparklight bill was reduced due to returning rented modem. Donna noticed in the report that it has. \*Donna asked \$5,000 be removed from \$65,000 reserve to be added to insurance budget for increase in deductible. Frank needs to speak to HNM for that. \*Frank continued to review TR. Donna asked Frank to follow up on credit card charges of Homeowners paying Assessment monthly, in advance. \*After continued review, the extra \$300 in landscaping was purchase of pots and plants in pool area. \*Michelle noticed extra charges that were taken from her budget (stamps, SPC charges). Frank will see if that can be redirected.*

- b. Social Committee-Michelle Ladner – Fall Festival Social status: *October 28, 10-4pm. Trying to get more vendors; games for kids, bounce house, face painting, food truck, and popsicles. She would like to get a dunking booth. \*She wants to plan something for Christmas time.*
- c. ACC – Don Newton: *He has received several emails for a new Homeowner wanting to install a shed. The job request is not on HNM website. He will call to resolve.*
- d. Pier renovation: *Donna and Juliane will get Rob Morrison of Diversified Solutions to provide a bid. Juliane described a possible design.*
- e. *Michelle asked if we can still get an outside storage shed to store items that are currently in the kitchen.*

VIII. Quarterly Meeting discussion concentrate on Budget and Assessments. *Donna recommended we only address 2024 budget, SPC Master Plan, and historical budget data. Segue into the need for a Special Assessment and raising the Annual Assessment. Discussion ensued with how to present reasons to both. Michelle suggested providing local HOA's amenities with pictures and their Assessments and compare to our amenities. All agreed to do that. \*Donna presented her chart of Pool Bids comparisons. Discussion continued. Bart suggested, with Karol agreeing, to keep pool bid information at a minimum. \*Next, we discussed increasing Annual Assessments based on Covenants.*

IX. Adjourn meeting: *Juliane made a motion to adjourn the meeting, Bart 2<sup>nd</sup> the motion, and all approved.*